

Kaunihera | Council

Kaupapataka Wātea | Open Agenda



Notice is hereby given that an ordinary meeting of Matamata-Piako District Council will be held on:

Ko te rā | Date: Wednesday 27 May 2026
Wā | Time: 9:00
Wāhi | Venue: Council Chambers
35 Kenrick Street
TE AROHA

NGĀ MEMA | MEMBERSHIP

Tiamana | Chairperson: Koromatua | Mayor
Ash Tanner

Mema | Members: Koromatua Tautoko | Deputy Mayor
James Sainsbury

Kaunihera ā-Rohe | District Councillors

Vincent Andersen
Grace Bonnar
Bruce Dewhurst
Tyrel Glass
Dayne Horne
Greg Marshall
Andrew McGiven
James Thomas
Gary Thompson
Rewiti Vaimoso
Sue Whiting

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1 Whakatūwheratanga o te hui | Meeting Opening

Chairperson to open the meeting.

2 Ngā whakapāha/Tono whakawātea | Apologies/Leave of Absence

Apologies from Councillor Greg Marshall and Councillor Andrew McGiven have been received.

3 Pānui i Ngā Take Ohore Anō | Notification of Urgent/Additional Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
 - (i) The reason why the item is not on the agenda; and
 - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
 - (i) That item is a minor matter relating to the general business of the local authority; and
 - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
 - (iii) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”

4 Whākī pānga | Declaration of Interest

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of the items on this Agenda.

5 Whakaaetanga mēneti | Confirmation of Minutes

Minutes, as circulated, of the ordinary meeting of Matamata-Piako District Council, held on 13 May 2026

6 Papa ā-iwi whānui | Public Forum

At the close of the agenda there were no speakers scheduled to the public forum.

7 Pūrongo me whakatau | Decision Reports

7.1 Nature Parks Reserve Management Plan

CM No.: 3145187

Te Kaupapa | Purpose

The purpose of this report is to confirm:

- Council's intention to develop a reserve management plan for the nature parks managed by Council
- that Council will not be seeking written suggestions prior to the drafting of the plan.

Resolutions are required in order to comply with statutory requirements. This will enable Council Staff to proceed with the necessary administrative actions to progress the development of the plan.

Rāpopotonga Matua | Executive Summary

This report seeks Council resolutions to confirm its intention to prepare a Nature Parks Reserve Management Plan (RMP) and, pursuant to section 41(5A) of the Reserves Act 1977, to proceed without inviting written suggestions prior to drafting. These resolutions are required to meet statutory obligations and enable staff to undertake the necessary administrative actions.

The development of a Nature Parks RMP is consistent with the Parks & Open Spaces Strategy 2021–51; the General Policies RMP 2019; and is considered timely given recent clarity regarding land affected by the Ngāti Rahiri Tumutumu Deed of Settlement. The plan will provide a clear framework for the protection, enhancement, and use of natural areas, supporting informed decision-making.

Council holds sufficient ecological, cultural, and operational information to draft the plan without the need for pre-draft consultation. Formal public consultation will still occur on the draft RMP in accordance with statutory requirements, ensuring opportunities for community input and refinement of the plan. This is considered a cost-efficient approach, balancing statutory compliance, available information, and resource considerations.

Tūtohunga | Recommendation

That:

1. **The report be received;**
2. **Council resolves to confirm its intention to develop the Nature Parks Reserve Management Plan;**
3. **Pursuant to Section 41(5A), Reserves Act 1977, Council resolves not to seek written suggestions on the proposed Nature Parks Reserve Management Plan.**

Horopaki | Background

At a Council Workshop in March 2026, direction was sought from Council about proceeding with the Nature Parks RMP and whether to seek written suggestions from the public prior to developing

the draft RMP. Resolutions are required to meet statutory requirements and enable Council Staff to progress with the necessary administrative actions.

This report formalises the matters discussed during the workshop and outlines the legal requirements and proposed scope for preparing the Nature Parks Reserve Management Plan.

The Reserves Act 1977 provides for the preservation and management of reserves for the benefit and enjoyment of the public. The Act requires the development of reserve management plans (RMP) to establish the desired mix of use and protection for reserves and to provide the community with certainty about the function and management of each reserve. A suite of reserve management plans was adopted between 2006 and 2009. It is considered good practice to review RMPs at least every ten years or in response to significant new information or changed circumstances.

The Open Spaces Strategy 2013 signalled the review of the reserve management plans and introduced the concept of 'park management categories' based on the primary purpose of each park/reserve. The intention was for the General Policies RMP to provide a consistent management approach to the most common issues affecting all parks and reserves. Provision was also made to develop specific RMPs to highlight site-specific features or issues that may require special consideration and/or a departure from the normal management approach outlined in the General Policies RMP. This approach was confirmed in the Parks & Open Spaces Strategy 2021-51.

The primary purpose of the Nature Parks management category is to protect and enhance natural areas and to provide opportunities for people to experience nature. Nature Parks may include native bush areas, wetlands, riparian areas, or other natural landscapes. They may include walking tracks, mountain bike tracks, picnic areas and facilities to support and service these outcomes. Examples of current Nature Parks include Hawes Bush, Harold Catlin Reserve, Te Aroha Wetlands, and reserves between Te Aroha Domain and Tui Road. The management focus for Nature Parks tends to be on things like tracks, visitor structures, pest control and habitat restoration.

In 2015, Council confirmed its intention to draft a Nature Parks Reserve Management Plan (RMP) along with other reserve management plans. The overarching General Policies RMP was reviewed and came into effect in 2019. The review of the aerodrome RMP is underway. The Nature Park RMP was delayed due to other priority projects (including the review of the Parks and Open Spaces Strategy, development of the Morrinsville Recreation Ground Framework Plan and the District Play, Active Recreation and Sport Plan). The progress of the Treaty Settlement between the Crown and Ngāti Rahiri Tumutumu was also a significant factor affecting the timing of the plan as several of the lands managed as Nature Parks are subject to the settlement. These are Crown Land parcels for which MPDC holds and appointment to 'control and manage' under the Reserves Act 1977. The Ngāti Rahiri Tumutumu Deed of Settlement was signed in September 2025 and the proposed legislation to give effect to the Settlement was before Parliament earlier this month. It is timely to develop the RMP now that there is clarity about the lands affected by the Settlement.

Ngā Take/Kōrerorero | Issues/Discussion

Strategic alignment

The proposed Nature Parks RMP aligns with the intent signalled in the [Parks & Open Spaces Strategy 2021-52](#) and [General Policies Reserve Management Plan 2019](#).

Timing

It is timely to develop the RMP as there is clarity about the lands affected by the recent Ngāti Rahiri Tumutumu Deed of Settlement which is likely to become law this year.

Enablement of community action

The plan is likely to enable and assist community-led projects and programmes in Nature Parks by providing pertinent information about sites and clear management objectives and policies for ease of decision-making. The RMP could be used to support funding applications that align with it.

Consultation options

The Reserves Act 1977 provides for public consultation prior to the development of the draft plan as well as mandatory consultation on the draft plan.

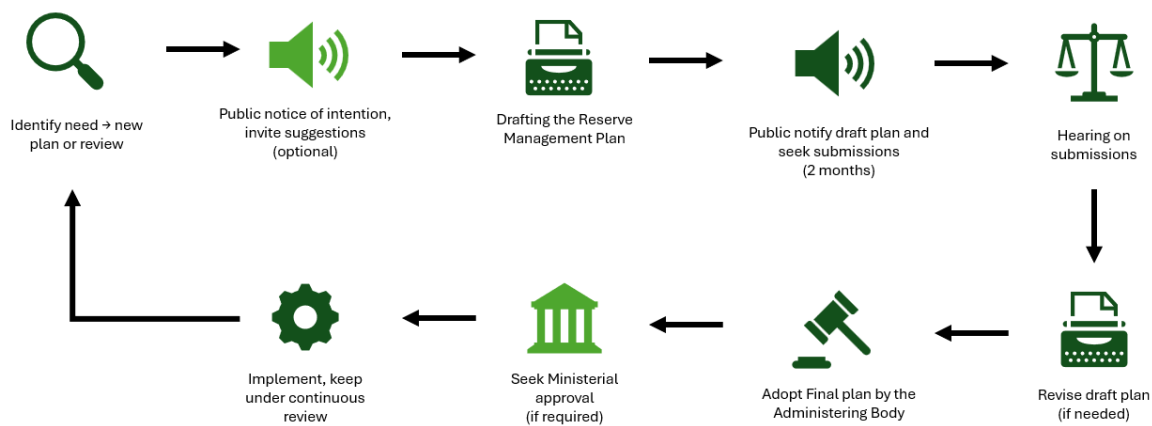


Figure 1: Reserve management plan process

Council may however, by resolution, determine that written suggestions would not materially assist in the preparation of the draft plan (. In such cases, consultation on the draft plan must still occur. This includes calling for submissions, allowing two months to receive submissions, and a Hearing for those submitters who wish to speak to their submissions before Council.

Seeking written suggestions prior to the drafting of an RMP could potentially add information not currently known or available. It can be particularly useful if Council has little or no information about a reserve. Pre-draft consultation however requires additional time and resources and may not necessarily add relevant information.

Council already has substantial information concerning the current nature parks, including ecological reports and monitoring data for several sites. There are also existing relationships with mana whenua, agencies (like Department of Conservation and Waikato Regional Council), and volunteer community groups active in the Nature Parks, that Council staff can draw on. Council staff consider the information currently available as sufficient to enable drafting of the plan. The draft plan will still be consulted on in accordance with Reserves Act requirements. This provides an opportunity for any information not currently known or available to be brought to Council's attention and for the draft plan to be refined if necessary.

Ngā Whiringa | Options

The following options have been identified:

Option One – Status Quo	
Description of option	
Council does not draft a Reserve Management Plan for its Nature Parks.	
Advantages	Disadvantages
Staff have more capacity to work on other projects identified in work plan beyond Reserve Management Plan	Outdated reserve management plans may not reflect current legislation or strategies, creating inconsistencies in decision-making.
	Not progressing a Reserve Management Plan for Nature Parks may create a policy gap and limit Council's ability to demonstrate alignment with the Reserves Act 1977.
	Leaves a policy vacuum in terms of the Ngati Tumutumu Deed of Settlement.
Option Two – Council drafts a Reserve Management Plan for its nature parks but does not call for pre-draft written suggestions	
Description of option	
Council drafts a Reserve Management Plan for its Nature Parks, without pre-draft consultation.	
Advantages	Disadvantages
Consolidates and records relevant historic, ecological, cultural knowledge/ key information about sites.	Drafting a reserve management plan is a time intensive activity and so staff capacity to work on other projects will be limited.
Formalises management intent for parks and reserves that are managed as nature parks.	
Aligns with the Ngati Tumutumu Deed of Settlement.	
Option Three – Council drafts a Reserve Management Plan for its nature parks and calls for written suggestions before drafting the plan	
Description of option	

Council drafts a Reserve Management Plan for its Nature Parks, with pre-draft call for written suggestions.	
Advantages	Disadvantages
Allows more time to receive written suggestions from the public. This could potentially add information not currently known or available.	Additional time to receive and consider written suggestions which may not necessarily add relevant information.
Consolidates and records relevant historic, ecological, cultural knowledge/ key information about sites.	Drafting a reserve management plan is a time intensive activity and so staff capacity to work on other projects will be limited.
Formalises management intent for parks and reserves that are managed as nature parks.	Additional costs.
Aligns with the Ngati Tumutumu Deed of Settlement.	

Recommended option

Option 2- Council drafts a Reserve Management plan for its nature parks without formal pre-draft consultation.

Council already has substantial information concerning the current nature parks, including ecological reports and monitoring data for several sites. Additional information held by iwi, Department of Conservation, Waikato Regional Council, and volunteer community groups active in the nature parks, are considered sufficient to enable the drafting of the plan.

The draft plan will also be consulted on in accordance with Reserves Act requirements. This provides an opportunity for any information not currently known or available to be brought to Council’s attention and for the draft plan to be refined as necessary.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

Legal and Policy requirements have been discussed within the body of the report.

Local Government Act 2002 (LGA 2002) Decision-making requirements

Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is assessed as having a low level of significance.

All Council decisions, whether made by the Council itself or under delegated authority, are subject to the decision-making requirements in sections 76 to 82 of the LGA 2002. This includes any decision not to take any action.

Local Government Act 2002 decision making requirements	Staff/officer comment
Section 77 – Council needs to give	Options are addressed above in this report.

consideration to the reasonable practicable options available.	
Section 78 – requires consideration of the views of Interested/affected people	The proposal is consistent with the Parks & Open Spaces Strategy and General Policies RMP which were both consulted on. The Reserves Act 1977 prescribes the consultation process to be followed going forward.
Section 79 – how to achieve compliance with sections 77 and 78 is in proportion to the significance of the issue	The Significance and Engagement Policy is considered above. This issue is assessed as having a low level of significance.
Section 82 – this sets out principles of consultation.	The Reserves Act 1977 prescribes the consultation process to be followed going forward.

Policy Considerations

To the best of the writer’s knowledge, this recommendation is not significantly inconsistent with nor is anticipated to have consequences that will be significantly inconsistent with any policy adopted by this local authority or any plan required by the Local Government Act 2002 or any other enactment.

Ngā Pāpāhonga me ngā Whakawhitiwhitinga | Communications and engagement

While formal pre-draft public consultation, in the form of calling for written suggestions, will not be undertaken, Council staff may liaise with other stakeholder groups on an informal basis to inform the draft. Council staff will also engage with mana whenua throughout the process.





The draft plan will be subject to formal public consultation as per the requirements of the Reserves Act 1977.

A communication and engagement plan is to be developed during the early stages of drafting.

Te Tākoha ki ngā Hua mō te Hapori me te here ki te whakakitenga o te Kaunihera | Contribution to Community Outcomes

Matamata Piako District Council’s Community Outcomes are set out below:

MATAMATA-PIAKO TŌ MĀTOU WĀHI NOHO OUR PLACE	MATAMATA-PIAKO DISTRICT COUNCIL TE ARA RAUTAKI STRATEGIC DIRECTION
TŌ MĀTOU WHAKAKITENGA OUR VISION	
Matamata-Piako District is vibrant, passionate, progressive, where opportunity abounds. ‘The heart of our community is our people, and the people are the heart of our community.	

TŌ MĀTOU WHĀINGA MATUA OUR PRIORITIES (COMMUNITY OUTCOMES)			
			
He wāhi kaingākau ki te manawa A place with people at its heart	He wāhi puawaitanga A place to thrive	He wāhi e poipoi ai tō tātou taiao A place that embraces our environment	He wāhi whakapapa, he wāhi hangahanga A place to belong and create

All the community outcomes are relevant to this report to some extent.

Council has recently adopted draft Community Outcomes for the Draft Long Term Plan 2027-37. The proposal aligns strongly with a proposed Community Outcome 4:

Proposed outcome	Focus Area	Focus Area Description	Remarks on proposal
4. A community that is safe, inclusive and with places people value Communities are welcoming, safe, inclusive, and support belonging, wellbeing, and identity.	4a. Maintain and enhance community facilities for all	Provide and maintain parks, open spaces, and community facilities.	Guides the management of Nature Parks
	4b. Support connected, inclusive communities across the whole district	Support diverse groups including rural communities, youth, whānau, and older people.	RMP will guide the management of Nature Parks
	4c. Support and enable community-led events and activities	Enable volunteers, events, and cultural expression.	RMP will enable community restoration and conservation projects and programmes and mechanisms for appropriate cultural expression.
	4d. Work together to create a thriving community	Promote culture and wellbeing across the district.	Well managed Nature Parks contribute to environmental, social, cultural, and economic wellbeing.

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

The cost of the work is to be funded from current operational budgets. It is anticipated that the bulk of the work will be undertaken in-house by Council staff however there may be a need for some specialist input (e.g. ecological or archaeological reports, peer review etc.).

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	Mark Naudé Kaiārahi Mahere Paparēhia me ngā Taiwhanga Parks & Facilities Planning Team Leader	
Approved by	Susanne Kampshof Pou Rawa me ngā Kaupapa Assets and Projects Manager	
	Fiona Vessey Hautū Hanganga Rawa me ngā Whakahaere Group Manager Infrastructure, Assets & Operations	

7 Pūrongo me whakatau | Decision Reports

7.2 Local Recovery Manager Endorsement

CM No.: 3166456

Te Kaupapa | Purpose

The purpose of this report is to seek Council's endorsement of the appointment of Nathan Sutherland as the Local Recovery Manager for Matamata-Piako District Council, in accordance with section 30(1) of the Civil Defence Emergency Management Act 2002 and the Waikato CDEM Recovery Manager Policy.

This endorsement is required following the Waikato Civil Defence Emergency Management Group Joint Committee's decision on 30 March 2026 to approve Nathan Sutherland's appointment, enabling him to formally act as the Council's Local Recovery Manager.

Rāpopotonga Matua | Executive Summary

The Civil Defence Emergency Management Act 2002 at section 30(1) states that a Civil Defence Emergency Management Group may appoint a suitably qualified and experienced person to be a Local Recovery Manager. The Waikato CDEM Recovery Manager Policy then goes further and sets out the process for appointing a Local Recovery Manager.

The Waikato Civil Defence Emergency Management Group Joint Committee at its meeting on 30 March 2026 approved the appointment of Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council. Council is now required to endorse that appointment for Nathan Sutherland to act as their Local Recovery Manager.

Tūtohunga | Recommendation

That:

1. Council endorse the appointment of Nathan Sutherland as Local Recovery Manager for Matamata-Piako District Council.

Horopaki | Background

The Civil Defence Emergency Management Act 2002 at section 64 states:

64 Duties of local authorities

- (1) A local authority must plan and provide for civil defence emergency management within its district.
- (2) A local authority must ensure that it is able to function to the fullest possible extent, even though this may be at a reduced level, during and after an emergency.

To ensure a local authority can recover from any emergency the Civil Defence Emergency Management Group Joint Committee may appoint a suitably qualified and experienced persons to be a Local Recovery Manager, and direct that person to perform any of the functions and duties required by the Act.

Ngā Take/Kōrerorero | Issues/Discussion

The Waikato CDEM Recovery Manager Policy at 6.3.1 states that all territorial authorities should appoint a Local Recovery Manager and sets out the following process for appointing a Local Recovery Manager:

- The authority executive identifies a potential recovery manager against a selection criteria
- A request is made by the Coordinating Executive Group (CEG) representative to initiate the process
- The potential candidate is interviewed by a panel made up of the Group Recovery Manager, a member of the Statutory Appointment Advisory Committee (STRAAC), a person who is qualified to consider the needs of local Maori/Iwi, a senior member of Fire and Emergency New Zealand and the Local Authority Executive (The purpose of the invitation to an Executive Member is to enable the interview panel to bring to the attention the likely demands upon, and ongoing support required for the candidate , if appointed)
- The STRAAC has delegation to decide the suitability of candidates and will forward successful candidates to the Joint Committee for its consideration and approval.
- Once the appointment is approved by the Joint Committee, the relevant council can then formally endorse the candidate.

The Waikato Civil Defence Emergency Management Group Joint Committee at its meeting on 30 March 2026 approved the appointment of Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council. Council is now required to endorse that appointment for Nathan Sutherland to act as their Local Recovery Manager. It is noted that at this time, Nathan Sutherland has been appointed as a Tier Three Local Recovery Manager which means that he can only be the Local Recovery Manager for Matamata-Piako District Council. As Nathan’s knowledge and experience grows, it is likely that he could be endorsed as a Tier Two Recovery Manager in time.

Should the appointment of Nathan Sutherland be successful, Matamata-Piako will have two Local Recovery Managers and this provide resilience should we have an event. Ally van Kuijk is a Tier Two Recovery Manager which means that she can be a Recovery Manager across a number of Waikato Councils.

Mōrearea | Risk

There is a risk to Council’s image and continuing operational functions if there is not an effective recovery from an emergency. Having a Local Recovery Manager with the required skills, competencies, experience and community status will ensure this risk is minimised

Ngā Whiringa | Options

Option One – Endorse Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council	
Description of option	
This option is to endorse the recommendation of the Waikato Joint Committee to appoint Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council.	
Advantages	Disadvantages
Provides resilience for MPDC should an event	There is a time commitment to being appointed

occur in relation to the Local Recovery Manager role.	in this role however Nathan has been a part of CDEM since he commenced working for MPDC and has already been undertaking training and work as a Local Recovery Manager in training. No additional time per week over and above what he has been undertaking is required.
Nathan Sutherland lives within our district and through his role as Planning Manager has an extensive knowledge of our District including our Hazards.	

Option Two – Not endorse Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council

Description of option

This option is to not endorse Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council.

Advantages

There are no advantages in not endorsing as Nathan would still likely be involved in CDEM.

Disadvantages

Less resilience in the Local Recovery Manager role should an event occur.

The training and time invested by the organization for Nathan Sutherland to be considered as a Local Recovery Manager would not result in the intended outcome.

Option One – <Insert Option>

Impact assessment

Legal Implications	This recommendation will enable Council to meet its requirement for Local Recovery Managers under the Civil Defence and Emergency Management Act 2002.
Financial Implications	There are no financial costs associated with this endorsement.
Community Outcomes	This recommendation is inline with out community outcomes.

Recommended option

The recommended option is that Nathan be endorsed as a Local Recovery Manager for Matamata-Piako District Council.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

The appointment of Local Recovery Managers are allowed for under the Civil Defence Emergency Management Act 2002 and the candidate has been appointed in accordance with the Waikato CDEM Recovery Manager Policy.

Local Government Act 2002 (LGA 2002) Decision-making requirements

Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is assessed as having a low level of significance.





All Council decisions, whether made by the Council itself or under delegated authority, are subject to the decision-making requirements in sections 76 to 82 of the LGA 2002. This includes any decision not to take any action.

Local Government Act 2002 decision making requirements	Staff/officer comment
Section 77 – Council needs to give consideration to the reasonable practicable options available.	Options are addressed above in this report.
Section 78 – requires consideration of the views of Interested/affected people	We have followed the Civil Defence Emergency Management Act 2002 and the Waikato CDEM Recovery Manager Policy and there are no further affected parties.
Section 79 – how to achieve compliance with sections 77 and 78 is in proportion to the significance of the issue	The Significance and Engagement Policy is considered above. This issue is assessed as having a low level of significance.
Section 82 – this sets out principles of consultation.	No further consultation is required.

Te Tākoha ki ngā Hua mō te Hapori me te here ki te whakakitenga o te Kaunihera | Contribution to Community Outcomes

Matamata-Piako District Council’s Community Outcomes are set out below:

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The community outcomes relevant to this report are as follows:

- He wāhi kaingākau ki te manawa | A place with people at its heart
- He wāhi puawaitanga | A place to thrive
- He wāhi e poipoi ai tō tātou taiao | A place that embraces our environment
- He wāhi whakapapa, he wāhi hangahanga | A place to belong and create

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

There are no financial costs associated with this decision.

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	Ally van Kuijk Hautū Tipu me te Whakamatua Group Manager Growth & Regulation	
Approved by	Ally van Kuijk Hautū Tipu me te Whakamatua Group Manager Growth & Regulation	
	Manaia Te Wiata Tumu Whakarae Chief Executive Officer	

7 Pūrongo me whakataua | Decision Reports

7.3 Plan Change 65 - Approval to notify and appoint an independent commissioner

CM No.: 3159532

Te Kaupapa | Purpose

The purpose of this report is to seek Council approval to notify Plan Change 65 (Minor Matters) to the Operative Matamata-Piako District Plan for public submissions under Schedule 1 of the Resource Management Act 1991 (RMA). Approval is also sought for an independent commissioner to be appointed and for the hearings commissioner to decide on the plan change.

Rāpopotonga Matua | Executive Summary

Plan Change 65 Minor Matters (PC65) is a targeted plan change that seeks to address a series of minor matters within the Operative Matamata-Piako District Plan (MPDP) that have resulted in inefficiencies, unintended consequences, or provisions that have proved unworkable in practice.

PC65 emerged following the Government's Plan Stop policy, which meant that Plan Change 61 National Planning Standards and other matters (PC61) did not proceed to notification. A review of the matters included in PC61 identified that a number of issues could be progressed through a separate plan change, provided an exemption was obtained. On 13 March 2026, Council received the Minister's approval to progress PC65 under section 80W(2)(b) of the RMA.

The plan change includes 11 minor matters, including:

- Removal of provisions that sit outside Council's statutory functions (such as regulating motorised vessel speed controls);
- Removal of outdated Development Concept Plans on former NZ Mushroom sites;
- Alignment of subdivision standards for terrace housing within the Lockerbie Precinct;
- Removal of heritage listings where buildings have been demolished or relocated;
- Amendments to unworkable or incorrect development controls and activity rules; and
- Removal of reserve layers where sites no longer have reserve status, including sites transferred to private ownership and are no longer used for recreation purposes, or sites identified as cultural redress properties under treaty settlement legislation.

The matters proposed are localised, administrative or corrective in nature, and are not expected to give rise to significant adverse effects. A Section 32 report has been prepared and concludes that the proposed amendments are the most appropriate, effective, and efficient method of achieving the purpose of the RMA.

Staff now seek Council approval to publicly notify Plan Change 65 for submissions and to progress the plan change through the statutory Schedule 1 process. Approval is also sought for an independent commissioner to be appointed and for the hearings commissioner to decide on the plan change.

Tūtohunga | Recommendation

That:

1. The report be received.
2. Plan Change 65 and the associated Section 32 report and Amendments document are approved; and
3. The approved Plan Change 65 is publicly notified for submissions for a least 20 working days; and
4. Staff are able to make any minor consequential changes to the plan change documents before the plan change is notified; and
5. The CEO and Group Manager for Growth and Regulation are authorised to appoint an independent hearings commissioner who has a chair endorsement; and
6. The hearing of submissions (if any) and decision making of the plan change is delegated to the independent hearings commissioner.

Horopaki | Background

On 8 October 2025, Council resolved not to notify PC61 due to the Government's Plan Stop policy. Following this decision, staff reviewed the matters contained in PC61 and identified several issues that could be progressed as minor matters through an exemption process.

On 19 December 2025, Council lodged an exemption application with the Minister responsible for Resource Management Reform seeking approval to proceed with PC65. On 13 March 2026, the Minister approved the exemption application in full, confirming that the 11 identified matters could proceed through the Schedule 1 plan change process.

The intent of PC65 is to improve the effectiveness and workability of the District Plan by addressing issues that:

- create unnecessary regulatory barriers,
- cause confusion for plan users, or
- no longer reflect current land use or statutory responsibilities of MPDC.

The Plan Change 65 Amendments document, along with the associated Section 32 report have been prepared and are attached. The Plan Change 65 Amendments document includes details of the matters included in the plan change and associated proposed amendments.

A Section 32 report has also been prepared. Section 32 of the RMA requires any changes to the district plan to be evaluated for their efficiency and effectiveness and risk. This analysis must be documented so that stakeholders and decision makers can understand the reasoning behind the provisions. The Section 32 report must be made available at the time of public notification.

Approval is sought for an independent hearings commissioner to be appointed to hear submissions and decide on the plan change. The key reason for this is some of the matters included in the Plan Change are on Council land. Council will benefit from the proposed removal of the provisions, and it is not appropriate for the Council to hear and decide on the plan change in these circumstances. Furthermore, it is important that should Council delegate their powers that the person / people hearing the plan change have the RMA decision making chair endorsement. Currently, there is no Councillor that has that endorsement.

Ngā Take/Kōrerorero | Issues/Discussion

Plan Change 65 Minor Matters (PC65) is a targeted plan change that seeks to address a series of minor matters within the Operative Matamata-Piako District Plan (MPDP). It is proposed to publicly notify the plan change and send letters to those people who are directly affected by the changes within it.

While there is a reasonable level of certainty regarding the parties most directly affected by parts of the proposed plan change - namely the owners, occupiers, and prospective purchasers of the specifically identified sites where the heritage notation, Development Concept Plan (DCP), or reserve layer is proposed to be removed, this certainty does not extend to all aspects of the plan change. There remains some uncertainty regarding those who may be affected by the broader proposed amendments, including changes to the activity table, amendments to development control rule 3.1.4(ii), the insertion of an advice note relating to General Access Standards 9.1.2(ix)(b) in selected zones, and the removal of references to the speed of motorised vessels and structures over water.

On this basis, it is considered the statutory tests for limited notification are not met. Schedule 1, clause 5A of the RMA provides for limited notification where the Council is satisfied that all persons directly affected by a proposed plan change can be identified. In this case, Plan Change 65 includes some amendments that apply across multiple zones or have district-wide application, meaning it is not possible to be confident that all potentially directly affected persons can be identified if there are any. While these proposed changes are largely administrative in nature and are not anticipated to have direct effects, a conservative approach has been adopted given the scale and reach of the amendments and the uncertainty behind those who could be affected by the proposed changes. For this reason, it is recommended that Council publicly notify the plan change under Schedule 1, clause 5(1A)(b) of the RMA.

To support these conclusions, a Section 32 report has been prepared in accordance with the Resource Management Act 1991. The purpose of the Section 32 report is to assess whether the proposed plan change is necessary and whether it represents the most appropriate, effective, and efficient means of achieving the purpose of the RMA, including an evaluation of the anticipated costs and benefits of the proposed amendments.

The Section 32 report concludes that Plan Change 65 is small in scale and of low significance, comprising of largely targeted amendments to address outdated or unworkable provisions, together with a limited number of amendments that apply across multiple zones or district-wide to improve the clarity, practical application, and overall workability of the MPDP. Overall, the expected effects are considered to be minor, with low implementation risk, and are anticipated to result in ongoing positive outcomes by improving certainty for plan users, enabling appropriate development, and removing unnecessary regulatory barriers.

In addition, the report finds that the objectives of the proposal are the most appropriate means of achieving the purpose of the RMA, as they provide greater confidence for landowners and developers on sites where heritage buildings have been removed but notations remain, or where reserve overlays are no longer required. The wider suite of targeted amendments will also improve alignment within the MPDP and enhance its usability in consent processes and land-use activities.

Mōrearea | Risk

In adopting the recommendations of this report, it is considered that approval to notify PC65 would constitute a low risk.

The approval of PC65 would enable the plan change to be publicly notified for submissions. The Council's Risk Policy provides an expectation that the organisation will comply with all relevant legislative requirements in the conduct of its business. Notifying a plan change for public

submissions is in accordance with the relevant provisions of the RMA and is an expectation of that piece of legislation.

Ngā Whiringa | Options

Option One – To approve PC65	
To approve PC65 to enable the Plan Change to progress through the next required statutory steps.	
<p>PC65 has completed the required preparatory work, including the Ministerial exemption process, consultation, and Section 32 evaluation. Public notification will allow affected parties and the wider community to provide submissions and enable the plan change to proceed to the next statutory stage.</p>	
Advantages	Disadvantages
Improves clarity, effectiveness, and administration of the District Plan.	There would be financial costs associated with public notification of the plan change.
Removes outdated and unworkable provisions in the District Plan.	Requires resourcing to manage submissions and hearings (if needed).
Reduces unnecessary regulatory barriers, including consent costs and assessment delays for landowners or prospective buyers of identified sites.	
Option Two – To not approve PC65	
To not approve PC65.	
<p>If Council chooses not to approve Plan Change 65 at this time and instead seek further amendments, the matters may need to be addressed through the MPDC land use plan which is to be prepared under the new Planning Bill. However, this process could take several years and create further delays in addressing the identified issues, prolonging existing inefficiencies that relate to the application of the District Plan.</p>	
Advantages	Disadvantages
There would be no financial costs associated with public notification of the plan change.	Ongoing inefficiencies and confusion of the district plan provisions for plan users.
There would be no additional time or resources required to progress the plan change to notification.	Continued regulatory barriers on identified sites for landowners / affected parties (e.g. outdated reserve layer, heritage notation).
	Continued inconsistencies with current land use and statutory responsibilities of MPDC in the District Plan.

Recommended option

Option 1 is the recommended option in this instance. This option would enable the statutory processes outlined in Schedule 1 of the RMA to occur within the timelines that have been set down for this project, allowing it to proceed to public notification. There is community interest in some aspects of this plan change and there would be benefit in moving the plan change along in a timely manner towards the next stage of public engagement.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

The RMA provides the statutory processes for the development, notification and decision making related to plan changes. This section contains a brief summary of the processes that have been followed to meet these requirements.

Staff have engaged with some key stakeholder and affected iwi authorities through the PC65 exemption process in November 2025. Additionally, staff have provided iwi authorities with the PC65 material for review and comment as required by Clause 4A of Schedule 1 of the RMA, however no additional comments were forthcoming.

Under Clauses 5 and 5A of Schedule 1 of the RMA, a local authority has the option to either serve public or limited notice of a plan change. Staff consider that because some of the matters included in PC65 are applicable over multiples zones or apply district wide, it would be difficult to accurately determine who may be directly affected by these proposals. Therefore, the plan change should be publicly notified.

Following the specified RMA processes ensures Council develop a robust process and reduces the likelihood of a judicial review. The recommended options in this report are aligned to the required statutory processes.

The timeframes for the plan change if Council approve PC65 for notification are as follows:

If there are no submissions received on the plan change during the notification period, then:

- A hearing will not be required; however, an independent commissioner will be appointed to make a final decision on the plan change.
- Under this scenario, the plan change is anticipated to be made operative in October 2026.

If there are submissions received on the plan change during the notification period, then:

- A hearing may be required, with the chairperson making the final decision on the plan change.
- Under this scenario, the plan change is anticipated to be made operative in March 2027.

Ngā Pāpāhonga me ngā Whakawhitiwhitinga | Communications and engagement

The outcome of this meeting and any decisions on the recommendations will be provided in the minutes of the meeting. In the event the Council approves PC65 for notification, public notice will be given of the notification and the timeframes in which to make submissions. Certain statutory parties, in accordance with Schedule 1 of the RMA will receive direct notice of the public notification of this plan change. The plan change will be notified for at least 20 working days.

Staff will be available over the time of the public notification to answer questions from the public, iwi authorities, and any other stakeholders. The Plan Change 65 Amendments document, together with the associated Section 32 report, will also be made publicly available on the MPDC website and at Council's offices and libraries.

Ngā Tāpiritanga | Attachments

A. PC65 Amendments Document



B. PC65 Section 32 Report



Ngā waitohu | Signatories

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Plan Change 65 Amendments





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Plan Change 65 Minor Matters

Plan Change 65 Minor Matters (PC65) aims to rectify issues with the Operative Matamata-Piako District Plan ('MPDP') that have led to inefficiencies, unintended consequences or have proved unworkable, as outlined in exemption criteria 80W(2)(b).

The plan change includes 11 minor matters that seek to improve the effectiveness of the MPDP. These matters are summarised below.

To access the proposed amendments for each matter, see Appendices – Proposed amendments located further below in this document. The proposed amendments included in the plan change are shown in **green**.

- 1. To remove reference to the speed of vessels and structures over water related to Section 12.1 Surface of water, the associated assessment criteria in 1.4.17 Surface of water and 12.2 Activity Table.
*Refer to Appendix 1 for proposed amendments.***

Section 12 of the MPDP regulates activities on the surface of water, but the current wording mistakenly applies these rules to bridges and structures over water — activities that district councils cannot regulate under Section 31 of the RMA.

The section also includes a standard controlling motorised vessel speeds on the Waihou River, which falls under Waikato Regional Council's jurisdiction through its bylaws, not MPDC's. As a result, several amendments are required:

- Remove the vessel speed- standard in Section 12.1.
- Delete assessment criterion 1.4.17(vi), which relates to vessel speeds.
- Amend Rule 12.2.4 and assessment criterion 1.4.17(i) to remove references to bridges and structures over water.

Therefore, this plan change proposes to remove these provisions, ensuring the MPDP aligns with statutory responsibilities, reflects Waikato Regional Council's authority over waterways, and provides clarity for plan users.



2. To remove Development Concept Plans (DCP) at former NZ Mushroom sites at Snell Street and Taukoro Road, Morrinsville.
Refer to Appendix 2 for proposed amendments.

Two former NZ Mushroom sites in Morrinsville —Taukoro Road (Rural Zone) and Snell Street (Industrial Zone) — have outdated Development Concept Plans (DCPs) in the MPDP, despite mushroom composting and growing activities ceasing in 2010–2011 after significant odour issues, public complaints, and multiple Environment Court proceedings.

In 2009, the Environment Court revoked consents granted by Waikato Regional Council and Matamata-Piako District Council and required closure of both site operations. Currently, the Taukoro Road site is used for farming and Snell Street site is used for concrete manufacturing. Retaining the DCPs creates uncertainty for the community and developers, as they no longer reflect current or future use.

To provide clarity and ensure planning provisions align with existing activities, this plan change proposes to remove the DCPs from both sites, so the sites are instead managed under their underlying zone rules, which are appropriate for ongoing and future development.

3. To align the subdivision standards for terrace housing (6.2) with the additional activity standards in (6.3.14) MRZ PREC1-Lockerbie.
Refer to Appendix 3 for proposed amendments.

Section 6 of the MPDP sets out subdivision rules, including zone specific activity statuses and performance standards. Under Rule 6.1.2(I), subdivision within PREC1 – Lockerbie (Lockerbie Precinct 1) is a restricted discretionary activity. The Lockerbie Precinct, established through a private plan change, is a major residential growth area on the edge of Morrinsville.

An inconsistency has been identified between the general subdivision standards (6.2) and the additional standards for the Medium Density Residential Zone and PREC1 – Lockerbie (6.3.14). Specifically, the rules conflict regarding the allowable lot size for terrace housing:

- Section 6.2.4(c) links terrace housing to a 150m² average net site area.
- Standard 6.3.14(iv)(b) only enables terrace housing on lots under 200m², which unintentionally limits development and creates ambiguity.

This inconsistency means only one unit is currently enabled on lots under 200m², and terrace housing is not clearly provided for on lots above 200m².

Lockerbie Estate developers and MPDC staff have identified this anomaly. The proposed amendments would allow terrace housing on lots between 150m² and 325m², enabling two residential units as a restricted discretionary activity. This would provide greater design flexibility and avoid unnecessary resource consent complications.

Therefore, this plan change proposes to amend the subdivision standards to correct the inconsistency and support development opportunities within the Lockerbie Precinct.



- 4. To delete Heritage Site-ID 16 McDonald Cottage, Heritage Site-ID 23 Former Borough Council Office, and Heritage Site-ID 19 Thames Valley Electric Power Board Building from Schedule 1: Heritage Sites in the District Plan and Planning maps.
*Refer to Appendix 4 for proposed amendments.***

Schedule 1 of the MPDP lists heritage sites (excluding wāhi tapu, which are in Schedule 2) that are protected for their cultural and historical significance. Any resource consent affecting a heritage site must consider potential heritage impacts, which may require a heritage assessment.

Several items currently listed in Schedule 1 have since been relocated or demolished under approved resource consents. Although these scheduled items no longer exist on their original sites, a plan change is still required to remove their heritage notation from the MPDP. For this reason, the removal of these outdated District Plan Schedule 1 listings has been included in the plan change.

These items are:

- Site ID-16 McDonald Cottage - 53A Lorne Street (also known as 115 Anderson Street): In 2008, a resource consent was granted to relocate the Cottage from the site at Lorne Street to the Morrinsville Museum site at 41 Canada Street, Morrinsville.
- Site ID-19 Thames Valley Electric Power Board Building – 50 Firth Street, Matamata: In 2009, a resource consent was granted to demolish the Thames Valley Electric Power Board building.
- Site ID-23 Former Borough Council Office - Corner Tainui and Tui Street, Matamata: In 2016, a resource consent was granted to demolish the Former Borough Council Office building.

- 5. To amend development controls 3.1.4(ii) which relates to the size of living courts for accommodation facilities in the Residential Zone.
*Refer to Appendix 5 for proposed amendments.***

The MPDP includes zone specific development controls, including requirements in the Residential Zone for living courts and balconies for accommodation facilities. Accommodation facilities are defined as residential accommodation that does not meet the definition of a dwelling, such as boarding houses, hotels, hostels, motels, and retirement villages.

Rule 3.1.4(ii) states “*For accommodation facilities, each independent residential unit shall provide a living court or balcony with a minimum area of 15m² for each unit which can accommodate a 6m diameter circle to the north, east or west of the unit and which is assessed directly from the main living areas ...*”



The current rule requires an outdoor living court for each individual unit within the development as well as a communal living court. However, the individual living court requirement is impractical due to a calculation error: a 6-metre diameter circle has an area of 28.26m², which exceeds the required 15m² living court area. This has caused confusion, delays, and unnecessary costs during consent processing.

The proposed amendments to Rule 3.1.4(ii) would increase design flexibility and reduce regulatory barriers. Therefore, this plan change proposes to remove the 6-metre diameter circle requirement from the rule in the MPDP.

- 6. To add an advice note related to General Access Standards 9.1.2(ix) to the Rural and Rural Residential Zone, Industrial Zone and Business Zone. Refer to Appendix 6 for proposed amendments.**

Section 3 of the MPDP contains development controls, these rules address maximum height and yard setbacks for dwellings or accessory buildings. Inconsistencies exist between these zone-based rules and the General Access Standards in 9.1.2(ix), which addresses the activity status of garages and carports located within 5m of a front boundary on whether it meets 9.1.2(ix)(a) performance standards and development controls in Part B, section 3.

While the Residential and Settlement Zones include an advice note directing plan users to the Transport Rule in 9.1.2(ix), this cross reference is missing from the Rural and Rural Residential, Industrial, and Business Zones. As a result, it is unclear in these zones that the transport rule also applies, creating confusion during consent processing.

To improve clarity and avoid disputes between planners and applicants where garages or carports located within 5 metres encroach into the front yard setback, this plan change proposes to add the advice note to the relevant building envelope rules in these zones.

- 7. To amend rules related to dwelling and dwelling based activities 3.1 to 3.4 in the Activity Table. Refer to Appendix 7 for proposed amendments.**

Errors and inconsistencies have been identified in the MPDP Activity Table relating to dwelling and dwelling based activities across the Residential and Rural Residential Zones.

Amendments are proposed to Rules 3.1–3.4 in the Activity Table (refer to the table below) to align activity statuses with how the District Plan is intended to operate and how it is currently administered. The key changes include:

- Correcting activity statuses for dwellings in the Rural Residential Zone (e.g., changing “one or two dwellings per urban site” from permitted to non-complying). This is because sites within the Rural-Residential Zone are not classified as urban sites. Consequently, the activity status should be non-complying.
- Updating Rule 3.3 so that one dwelling per property is a permitted activity, reflecting public expectations and MPDC’s current practice.
- Changing activity statuses for dwelling based activities that do not align with anticipated outcomes in the Residential Zone (e.g., changing “one dwelling



accessory to an approved dwelling directly associated with farming or production forestry" from controlled to non-complying in the Residential Zone)

Overall, these amendments aim to improve clarity, ensure consistent interpretation of rules, reduce applicant confusion, and prevent unnecessary resource consent processes. Therefore, this plan change proposes to amend Rules 3.1–3.4 in the Activity Table accordingly.

8. To remove the reserve layer on the former Ngarua Recreation Reserve at State Highway 27.

Refer to Appendix 8 and Appendix 9 for proposed amendments.

The Ngarua Recreation Reserve (*Part Section 6 Block VIII Maungakawa Survey District and Deposited Plan 3577*) is a former Recreation Reserve under the Reserves Act 1977. It is Crown land and has a reserve layer in the MPDP. The site is rural zoned and located at the corner of Ngarua Lane and State Highway 27 in Ngarua. The site previously contained the Ngarua Hall, tennis courts, and associated buildings, but the hall was decommissioned in 2005 due to mould and asbestos issues.

Council began the process of relinquishing management in 2017, and both MPDC and DOC confirmed they have no strategic purpose for the land. The reserve status was formally revoked by Gazette Notice on 28 August 2020, making the land Crown Land available for disposal.

Despite this, the site still has a reserve layer in the MPDP, which has discouraged potential buyers and created unnecessary regulatory barriers. Removing the reserve layer would make the site easier to sell, use, and develop. Therefore, this plan change proposes to remove the reserve layer from the former Ngarua Recreation Reserve in the MPDP.

9. To remove the reserve layer on the sites at Okauia Springs Road and 639 Mowbray Road that are identified for cultural redress through the Ngāti Hinerangi Claims Settlement Act 2021.

Refer to Appendix 8 and Appendix 10 for proposed amendments.

Two privately owned rural zoned properties in Matamata — the Okauia property (*Section 1 SO 539154*) and the Tūranga o Moana property (*Section 45 Matamata Settlement*) — have a reserve layer in the MPDP, despite the Ngāti Hinerangi Claims Settlement Act 2021 identifying both sites as cultural redress properties. Therefore, these properties no longer need to be recognised with a reserve layer in the MPDP.

Under the Ngāti Hinerangi Claims Settlement Act 2021:

- The Okauia property's reserve status under the Reserves Act 1977 was revoked.
- The Tūranga o Moana property was never a reserve.
- Both properties are identified as cultural redress sites.

Because the MPDP was not updated following the settlement, the reserve layer no longer reflects their legal status. By removing the reserve layer, it will ensure the District Plan aligns



with the outcomes of the Ngāti Hinerangi Claims Settlement Act 2021. Therefore, this plan change proposes to remove the reserve layer from both sites in the MPDP.

**10. To remove the reserve layer on site at 26 Ward Street, Waharoa.
Refer to Appendix 8 and Appendix 11 for proposed amendments.**

The property at 26 Ward Street, Waharoa (Residential Zone, *Section 9 Block XI Township of Waharoa*) is privately owned and is not classified as a reserve under the Reserves Act 1977. The site previously contained the Waharoa Memorial Hall, which Council decommissioned in 2015 due to high repair costs and low community use.

The land was offered back to the previous owners' successors in 2016 under the Public Works Act. The site has a resource consent which enables its residential use. In 2018, the current owners requested removal of the reserve layer, noting it imposes constraints on their ability to further use and develop the land.

Removing the reserve layer would give landowners confidence to use and develop the site. Therefore, this plan change proposes to remove the reserve layer from the site at 26 Ward Street.

**11. To remove the reserve layer on the site at Taihoa South Road, Matamata.
Refer to Appendix 8 and Appendix 12 for proposed amendments.**

The Taihoa South Road property (*Section 26 Block VII Tapapa Survey District*) is a rural zoned Council owned site in Matamata that has a reserve layer in the MPDP. The site sits within Ngāti Hinerangi and Raukawa statutory acknowledgement areas. Both iwi have confirmed they do not oppose the removal of the reserve layer during the exemption application process.

The former Taihoa South Hall, built in the 1920s, fell into disrepair and was demolished in 2010–2011 after Council resolved to dispose of the building and land. Council has no strategic interest in retaining the site. The reserve layer has deterred potential purchasers and constrained development, and a previous plan change intended to remove the reserve layer, but this plan change did not proceed at that time.

Removing the reserve layer would reduce constraints on sale and enable more flexible future use. Therefore, this plan change proposes to remove the reserve layer from the Taihoa South Road site.



:



Appendices – Proposed Amendments

DRAFT





Appendix – Supporting Documentation

The track changes proposed by PC65 are shown in **green**.

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Appendix 1 – Section 12 Surface of Water

Proposed amendments - Remove reference to the speed of vessels and structures over water related to Section 12.1 Surface of water, the associated assessment criteria 1.4.17 Surface of water and 12.2 Activity Table. **Proposed amendments shown in green.**

Part B: Rules

12 Surface of water

12.1 General

Activities on the surface of water shall comply with the following:

- i. All permitted activities in Activity Table 12.2 shall comply with the Development Controls (Section 3), Activity Related Standards (Section 4) and Performance Standards (Section 5) of the Plan;
- ~~ii. Motorised vessels are not to exceed speeds of five knots (9 kph) within five metres of a riverbank for all tributaries of the Waihou River;~~
- ii. All discretionary activities in Activity Table 12.2 will be assessed in accordance with Section 1, General Provisions;
- iii. Any work shall be undertaken in a manner which avoids remedies or mitigates deposition of construction material on the surface of the water.

Objectives/Policies		
3.6.2	O1	P1, P2, P3

Advice note: Resource consents for activities which involve the bed of a river may also require a resource consent from the Waikato Regional Council.





12.2 Activity Table

KEY	
P Permitted activity	C Controlled activity
D Discretionary activity	RD Restricted Discretionary activity
N/C Non Complying activity	PRHB Prohibited activity
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for.	
Activity	All zones
1. Navigation and passage of non-commercial recreational vessels.	P
2. Navigation and passage of commercial recreational vessels.	D
3. Maimai.	P
4. Erection, or placement of new structures, addition, alteration or replacement of existing authorised structures on or over the surface of water with the exception of overhead electricity infrastructure.	D





Part B: Rules

1 General provisions

1.4 Assessment criteria for restricted discretionary, discretionary and non-complying resource consent applications

1.4.17 Surface of water

In addition to the general assessment criteria for discretionary or non-complying resource consent applications the following shall apply to resource consent applications relating to the Surface of Water:

- i. The functional need for the activity or structure to locate on ~~or over~~ the surface of the river.
- ii. Whether the activity or use can be accommodated by existing facilities or services.
- iii. The impact of the activity or structure on the natural character, landscape quality and amenity of the river.
- iv. Any disturbance that may be caused to residents in adjoining Residential or Rural zones, particularly noise impacts.
- v. The impact of the structure on the ecology and hydrology of the river.
- ~~vi. The speed and size of any vessels to be used shall comply with the Water Recreation Regulations on the surface of waterways and any likelihood of bank erosion.~~
- vi. The impact on public access over the surface of water.
- vii. Any visual effects of buildings, within the waterway or from adjoining rural or Residential zones, particularly in respect of their size and scale.
- viii. Any adverse effects the buildings may cause on waterway and floodplain management and functions, including erosion.
- ix. Where appropriate the Evaluation Criteria for Significant Natural Features (Appendix 1) shall be considered.

Objectives/Policies		
3.6.2	O1	P1, P2, P3





Appendix 2 – Former NZ Mushroom Sites

Proposed amendments - Schedule 5: Sites subject to a Development Concept Plan and Part C: Maps and Plans. **Proposed amendments shown in green.**

Schedules

Schedule 5: Sites subject to a Development Concept Plan

...

ICHEM Limited

Lot 1 DPS 51800, Block VI, Maungakawa SD.

Te Aroha Skin Processors Limited

Lot 8 DPS 33821, Block XI Aroha SD.

Totara Springs Christian Centre

Part Section 1A Mangawhero Settlement, SO 13998, Lot 1 DPS 34763, Block III Tapapa SD.

New Zealand Mushrooms Limited – Snell Street, Morrinsville

Section 1 SO 55982, Lot 7A DP 2465 and PT Lot 1 DP 16287, all being part of the Motumaoho No. 2 Block.

New Zealand Mushrooms Limited – Taukoro Road, Morrinsville

Lot 1 DP 36969, Block II Maungakawa SD.

IB and JP Diprose – Barton Road, Okauia

Part Okauia 1 Block being Part DP7148, Okauia 4B Block, Lot 1 DPS 24315 Blocks IV and VIII Tapapa SD.

...

Advice note: See Part C: Planning Maps for the Development Concept Plans.



Part C: Maps and Plans

Planning Maps

Development Concept Plans

[Download the high resolution set of Development Concept Plans](#) as a .ZIP file (note 54.6MB file size)

or

Download the individual maps:

Development Concept Plan	PDF File Size
Waitoa Dairy Manufacturing Facility	1mb
Fonterra Morrinsville	1mb
Wallace Corporation Limited	1.5mb
ICHEM Ltd & BOP Fertiliser Ltd, Morrinsville (Plan 1)	871kb
ICHEM Ltd & BOP Fertiliser Ltd, Morrinsville (Plan 2)	1mb
Totara Spring Christian Centre	2mb
New Zealand Mushrooms Limited – Snell Street, Morrinsville	697kb
New Zealand Mushrooms Limited – Taukoro Road, Morrinsville	1.5mb
IB and JP Diprose - Barton Road, Okauia	2.4mb
DL and JL Swap	2mb
Richmonds Limited	5.6mb
Greenlea Premier Meats Limited Morrinsville	316kb
Poultry Processing and Manufacturing Site, Waiheka Road, Waitoa	4.7mb
Milk Processing Factory Site, Waharoa	9.57mb
Tatua Cooperative Dairy Co Ltd	1.8mb
Hobbiton Movie Set	22.1mb

Also see Part B: Schedule 5



District Planning Maps - Proposed amendments shown on the map with X and includes the final attached planning map.

Document Attached





Matamata-Piako District Plan Legend

<ul style="list-style-type: none"> INDUSTRIAL RESIDENTIAL RURAL BUSINESS RURAL RESIDENTIAL 1 RURAL RESIDENTIAL 2 KAITIAKI (CONSERVATION) OUTSTANDING OR SIGNIFICANT DESIGNATED SITE HERITAGE SITE PROTECTED TREE WAAHI TAPU SITE STRUCTURE PLAN PRINCIPAL ROAD LANDSCAPING AREA SHOP FRONTAGE WATER CATCHMENT ZONE INSTABILITY AREA 	<ul style="list-style-type: none"> BUSINESS/RESIDENTIAL INTERFACE AREA TE AROHA HERITAGE CHARACTER AREA RESIDENTIAL INFILL AREA FUTURE RESIDENTIAL POLICY AREA PEAT SOIL FLOOD HAZARD WATER COURSE DETENTION PONDS & SPILLWAYS CROWN LAND RESERVED FROM SALE RESERVE FIRE LINE EDGE FIRE HAZARD BUFFER DISTRICT BOUNDARY PARCEL BOUNDARY ROAD DESIGNATION NOISE EMISSION CONTROL BOUNDARY (REFER TO DEVELOPMENT CONCEPT PLAN) DEVELOPMENT CONCEPT PLAN AREA
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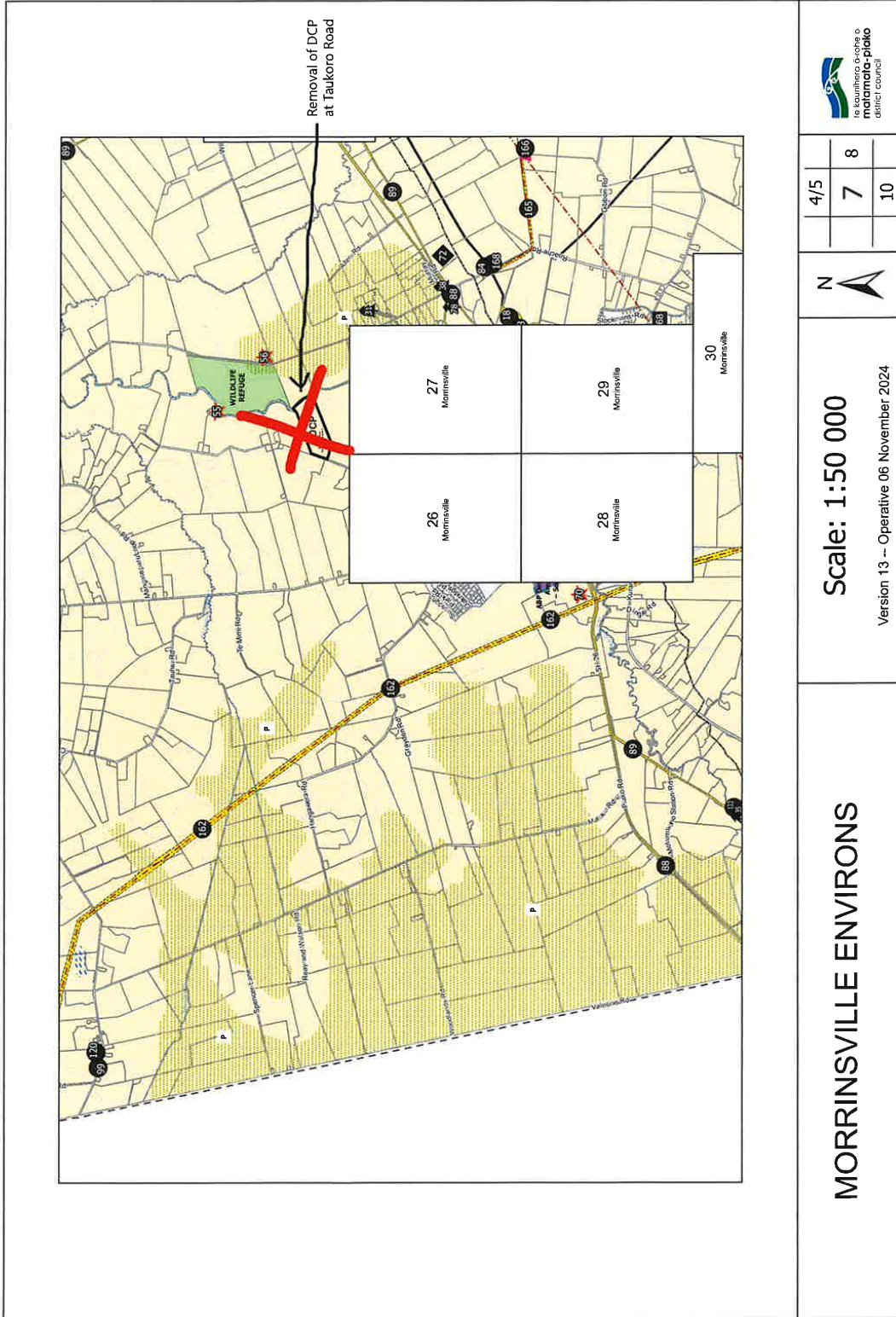
Third Party Works and Utility Features

<p>Waikato Regional Council</p> <ul style="list-style-type: none"> FLOODGATE PUMP STATION EMBANKMENT <p>Powerco</p> <ul style="list-style-type: none"> SITE SUB TRANS OVERHEAD LINE CORRIDOR SUB TRANS UNDERGROUND CABLE CORRIDOR 	<p>Transpower</p> <ul style="list-style-type: none"> SITE TRANSMISSION LINE <p>Vector Gas</p> <ul style="list-style-type: none"> GAS PIPELINE GAS STATION SITE GAS PIPE CORRIDOR
---	--

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MATAMATA-PIAKO DISTRICT PLAN LEGEND

Version 6 – Operative 5 June 2019



MORRINSVILLE ENVIRONS

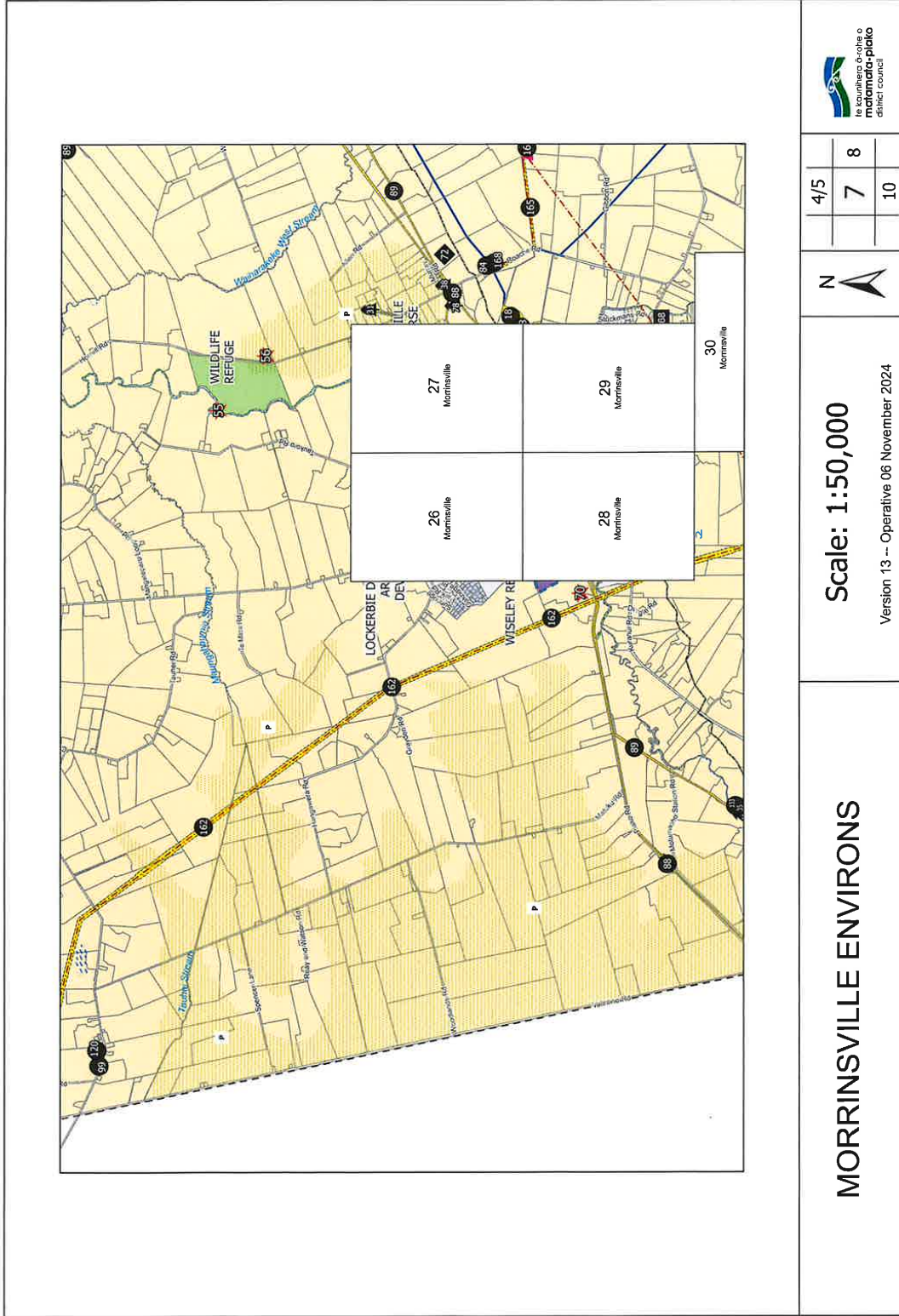
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Version 13 -- Operative 06 November 2024



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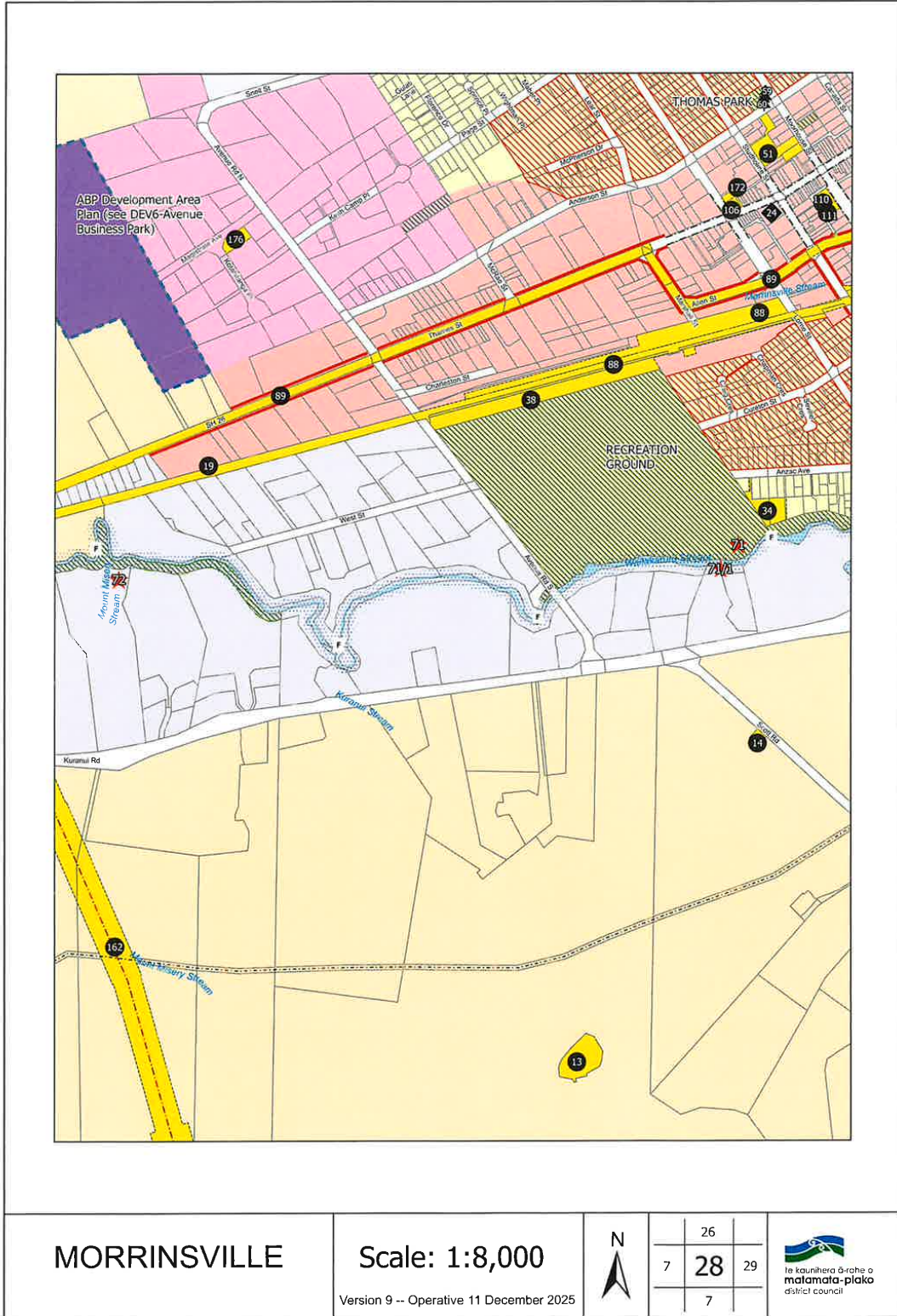
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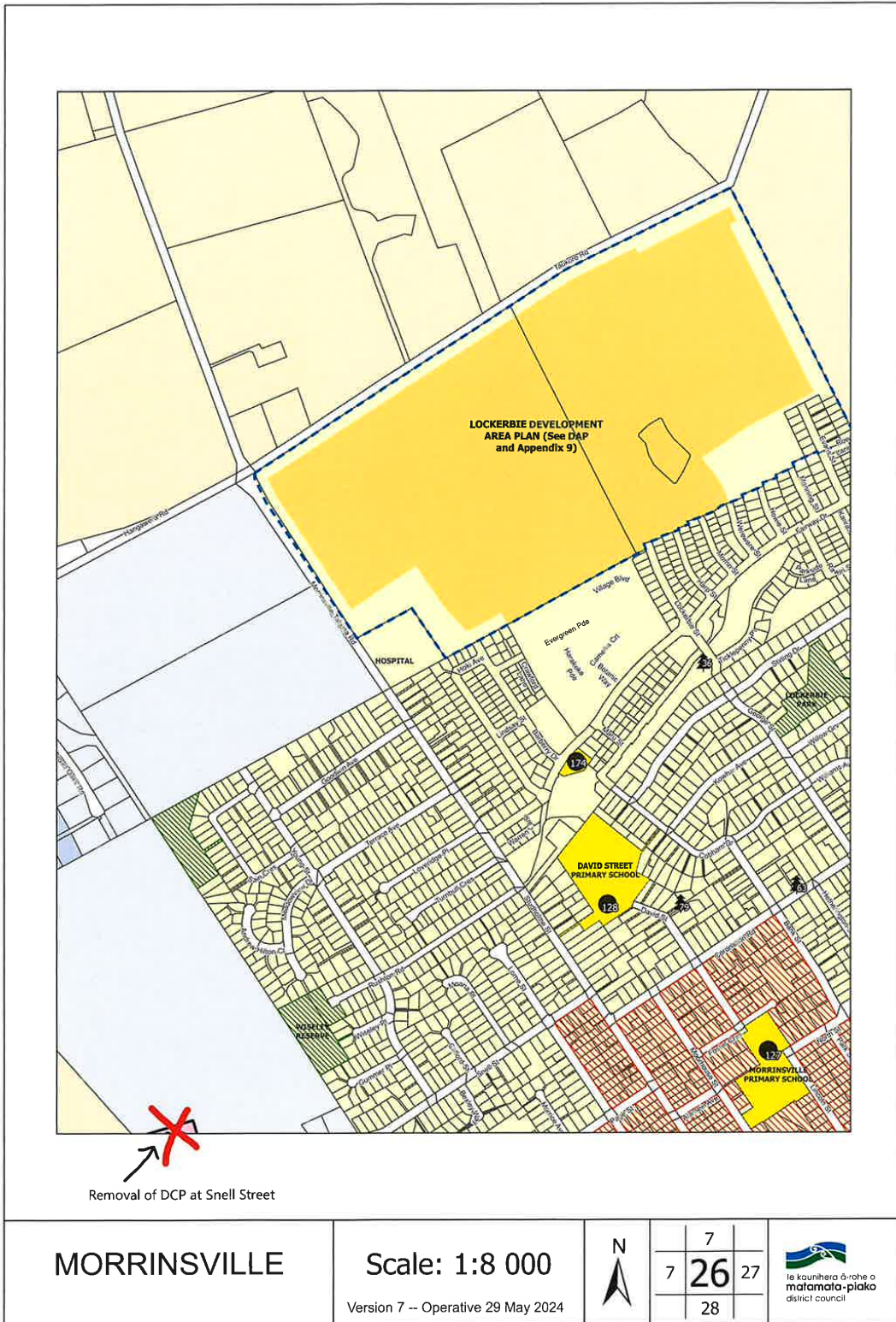


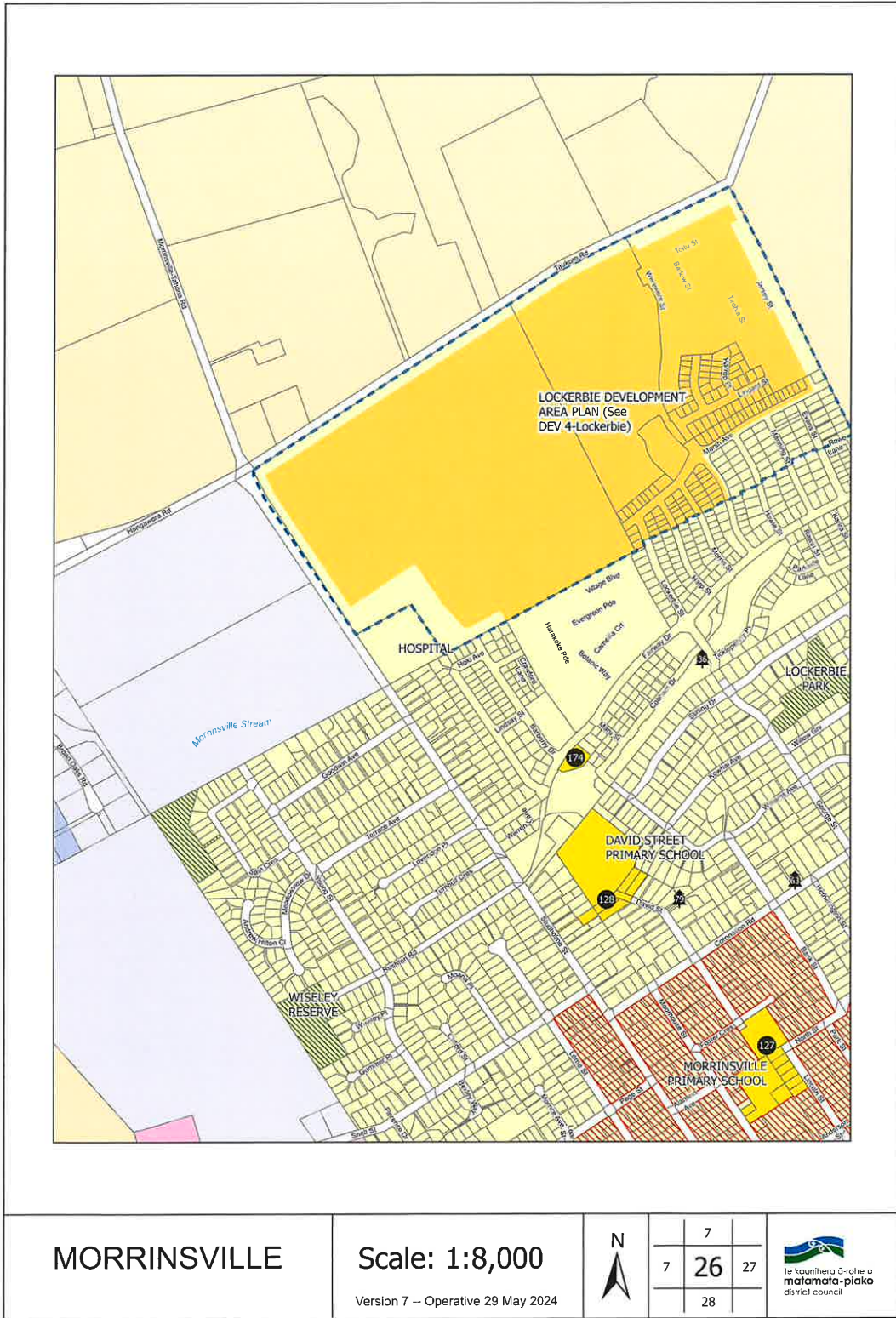
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Version 13 -- Operative 06 November 2024

MORRINSVILLE ENVIRONS









Appendix 3 – 6.2 Subdivision Standards for Terrace Housing and activity standards in 6.3.14 MRZ PREC1-Lockerbie

Proposed amendments - Standard 6.3.14(iv) MRZ PREC1-Lockerbie. **Proposed amendments shown in green.**

Part B: Rules

6 Subdivision

6.2 General Performance standards

6.2.4 Development Suitability

(i) Building site

Excluding Lockerbie Development Area Plan

Each lot must contain a minimum 150m² rectangular area of land for a building site with no dimension less than 10m and make provision for a 6m diameter circle to the north, east or west of rectangle area. The area shall also be free of impediments to buildings such as: drainage lines, building line restrictions, easements, development controls, protected registered significant features or other items or topographical impediments.

Lockerbie Development Area Plan

(a) Residential Zone:

- Each lot must contain a minimum 150m² rectangular area of land for a building site with no dimension less than 10m and make provision for a 6m diameter circle to the north, east or west of the rectangular area.

(b) MRZ:

- One Residential Unit: Each lot:
 - Must contain a minimum 113m² rectangular area of land for a building site with no dimension less than 7.5m on one side and 15 metres on the other, free of impediments to buildings such as: drainage lines, building line restrictions, easements, development controls, protected registered significant features or other items or topographical impediments; and:
 - Must show compliance with the Activity Specific Standards in Rule MRZ-R1(1)(a) or MRZ-R1(3)(b).
- Duplex: Compliance with the Activity Specific Standards in Rule MRZ-R1(2)(b) will be assessed through the concurrent land-use consent application.

(c) PREC1:

- One Residential Unit: Each lot:
 - Must contain a minimum 113m² rectangular area of land for a building site with no dimension less than 7.5m on one side and 15 metres on the other, free of impediments to buildings such as: drainage lines, building line



restrictions, easements, development controls, protected registered significant features or other items or topographical impediments; and:

- o Must show compliance with the Activity Specific Standards in PREC1-R1(1)(a) or PREC1-R1(2)(b).
- Duplex: Compliance with the Activity Specific Standards in Rule PREC1-R1(2)(c) will be assessed through the concurrent land-use consent application.
- Terraces: Compliance with the Activity Specific Standards in Rule PREC1-R1(2)(d) will be assessed through the concurrent land-use consent application.

Excerpt of PREC1-R1(2)(d)
(d) Terraced Housing
<p>General Standards</p> <p>PREC1-R2(1) to PREC1-R2(6).</p> <p>Activity Specific Standards</p> <p><i>Terraced Housing</i> shall comply with the following standards:</p> <p>(i) The <i>site</i> on which the <i>terraced housing</i> is to be located must be a <i>front site</i>;</p> <p>(ii) The average <i>net site area</i> shall be 150m² per <i>residential unit</i>;</p> <p>(iii) Each unit shall have an exclusive <i>outdoor living space</i> of 20m² which contains no dimension less than 4m, or a 9m² balcony with a minimum dimension of no less than 1.8m. This shall be unobstructed by vehicle access, parking spaces, and <i>buildings</i> and shall be directly accessible from the main living area;</p> <p>(iv) The average <i>building coverage</i> shall not exceed 55% except where adjoining a reserve with a width of more than 20m whereby <i>building coverage</i> shall not exceed 60%;</p> <p>(v) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a change in materials;</p> <p>(vi) No yard or <i>height in relation to boundary</i> rules shall apply at common (shared) walls; and:</p> <p>(vii) Windows are located and designed (including by glazing) to avoid views between rooms on separate <i>sites</i>.</p> <p>Matters of Discretion</p> <p>PREC1-R3(1).</p> <p>PREC1-R3(3).</p>

Part B: Rules





6 Subdivision

6.3 Additional Performance Standards by Subdivision Activity

6.3.14 Medium Density Residential Zone and PREC1 - Lockerbie

- (i) Every subdivision within the Lockerbie Development Area Plan shall put in place a water meter for each individual residential unit.
- (ii) Additional standard for subdivision using Rule 6.1.2(k)
 - (a) Minimum lot size shall be 325m², unless provided for by clause (c).
 - (b) Minimum lot width (front and rear boundary) for 25% of front sites shall be 13.5m in the Medium Density Residential Zone (excluding PREC1- Lockerbie).
 - (c) Where lots less than 325m² are proposed:
 - (i) the lot size for one *residential unit* shall be no less than 273m² and a concurrent land use consent must be obtained; or
 - (ii) the lot size for a *duplex dwelling* shall be no less than 200m² and a concurrent land use consent must be obtained;
 - (iii) a legal mechanism shall be registered on the title for those lots recording the ongoing obligation to comply with the land use consent obtained.
- (iii) A condition of the land use consent will be that the records of title for each *duplex dwelling* are to be legally held together under the same ownership, on a voluntary basis, and shall not be separately disposed of until the framing for each *duplex dwelling* is completed.
- (iv) Additional standard for subdivision using Rule 6.1.2(l)
 - (a) Where lots less than 325m² are proposed:
 - (i) the lot size for one *residential unit* shall be no less than 273m² and a concurrent land use consent must be obtained; or
 - (ii) the lot size for a *duplex dwelling* shall be no less than 200m² and a concurrent land use consent must be obtained;
 - (iii) a legal mechanism shall be registered on the title for those lots recording the ongoing obligation to comply with the land use consent obtained.
 - (iv) The average net site area for terrace housing shall not be less than 150m² per residential unit and a concurrent land use consent must be obtained.
 - ~~(b) — Where lots less than 200m² are proposed a concurrent land use consent for terraced housing must be obtained; and:~~
 - ~~(i) — A legal mechanism shall also be registered on the title for those lots recording the ongoing obligation to comply with the land use consent obtained.~~
 - (v) A condition of the land use consent will be that the records of title for each adjoining *residential unit* (i.e duplex or terraced housing) are to be legally held together under the same ownership, on a voluntary basis, and



:

shall not be separately disposed of until the framing for each *residential unit* is completed.

- (v) Matters of Discretion
- (a) Connectivity and block design:
- The extent to which block length is broken up with pedestrian linkages and/or roads.
 - Whether provision has been made for roads on at least two sides of the neighbourhood park.
- (b) Clearly defined public and private realms/backs and fronts:
- Whether all places are clearly perceived as either public or private.
- (c) Active edges and architectural variation:
- The degree to which dwellings activate uses fronting onto the public areas in front of them.
 - Whether no blank walls on the street edge are proposed.
 - Whether garages are set back to avoid street frontages dominated by garage doors.
 - Whether key Local Roads as shown on the LDAP are located on specified reserve edges.
- (d) Block and Lot design:
- Whether residential blocks are orientated north to south so that lots generally orientate east and west.
 - The extent to which the number of rear lots are minimised.
 - Whether wider lots are provided on corners i.e. between 12m-15m.
 - Whether standalone lots with a range in width between 10.5m to 13.5m are proposed.
 - Whether lot widths for *duplex dwellings* relate to garage size i.e. 12m for double garage and 9m for single garage.
 - Whether *terraced housing* is proposed in blocks of no more than 6 units i.e. 4 middle units and two "book-ends".
- (e) Architectural variation:
- Whether architectural variation in the built form is provided.
- (f) Section 6.5.
- (vi) Non-compliance:
- Subdivision that fails to comply with the standards in 6.3.14(i) to (iv) above shall be a non-complying activity.



Appendix 4 – Heritage Sites

Proposed Amendments - Schedule 1: Heritage Sites. Proposed amendments shown in green.

Part B: Rules

Schedules

Schedule 1: Heritage sites

Schedule 1: Heritage sites						
See Appendix 1 for evaluation criteria						
Site ref	Name	Location	Object/place	HPT registration	Map no	Legal description
...
16	McDonald Cottage	53A Lorne Street Morrinsville	Dwelling		28	Lot 49-DP 2461
...
19	Thames Valley Electric Power Board Building (1921)	50 Firth Street Matamata	Power New Zealand Building		32	Sections 6 and 7-Block II Matamata township
...
23	Former Borough Council Office	Corner Tainui and Tui Streets Matamata	Matamata-Piako District Council Area Office		32	Sections 18, 19 and 20 and Part Section 15 Block VII Matamata township
...

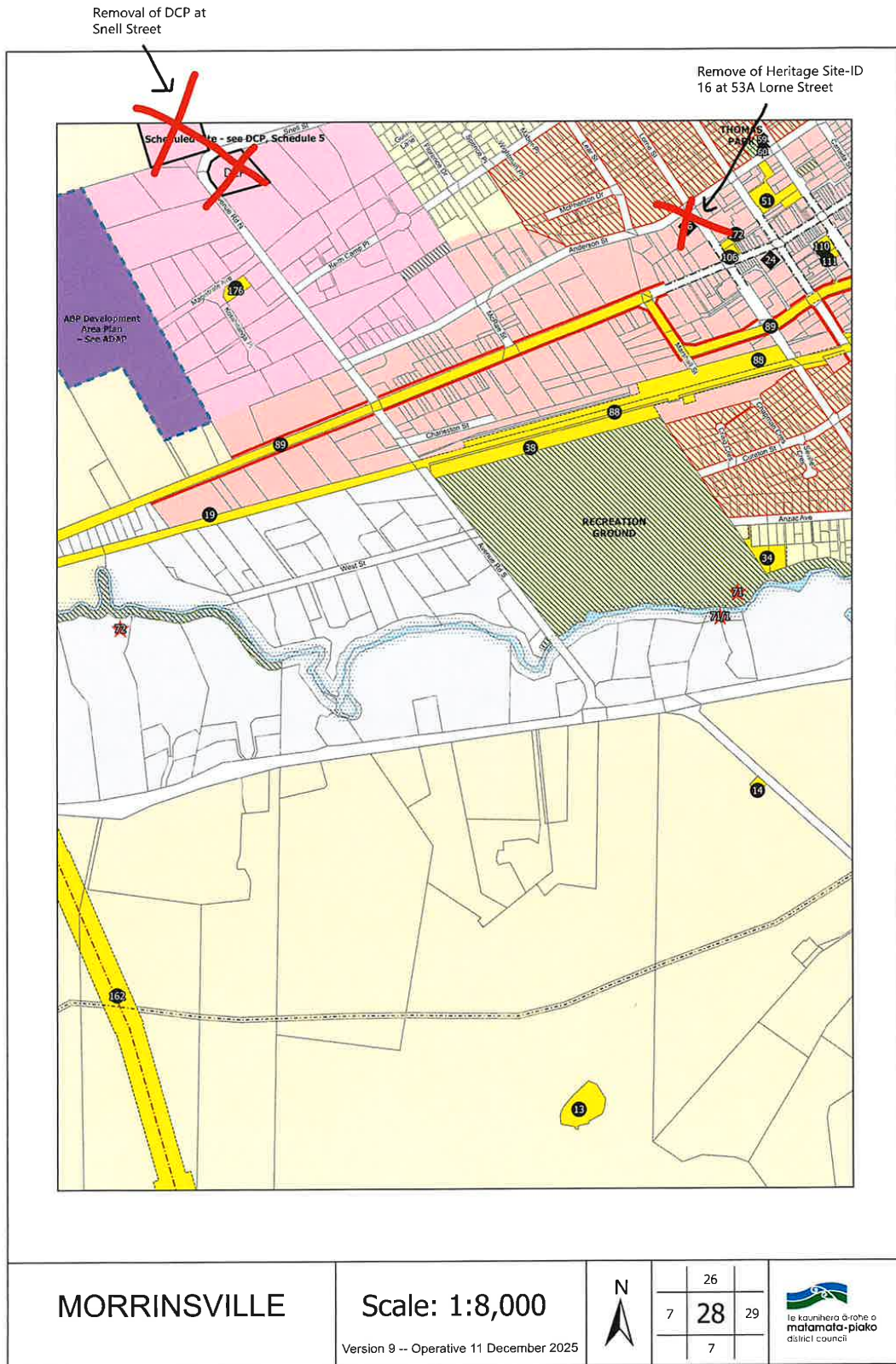


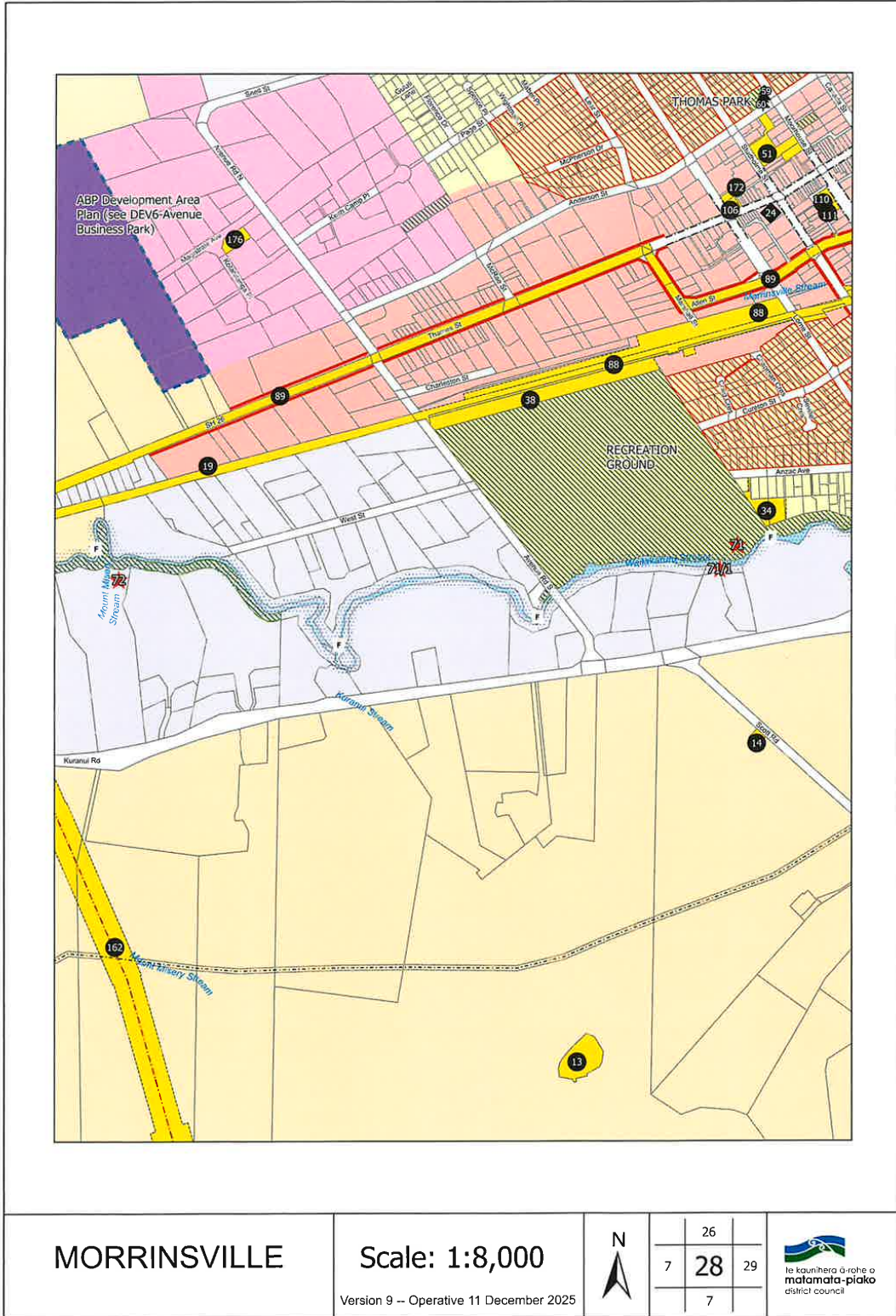


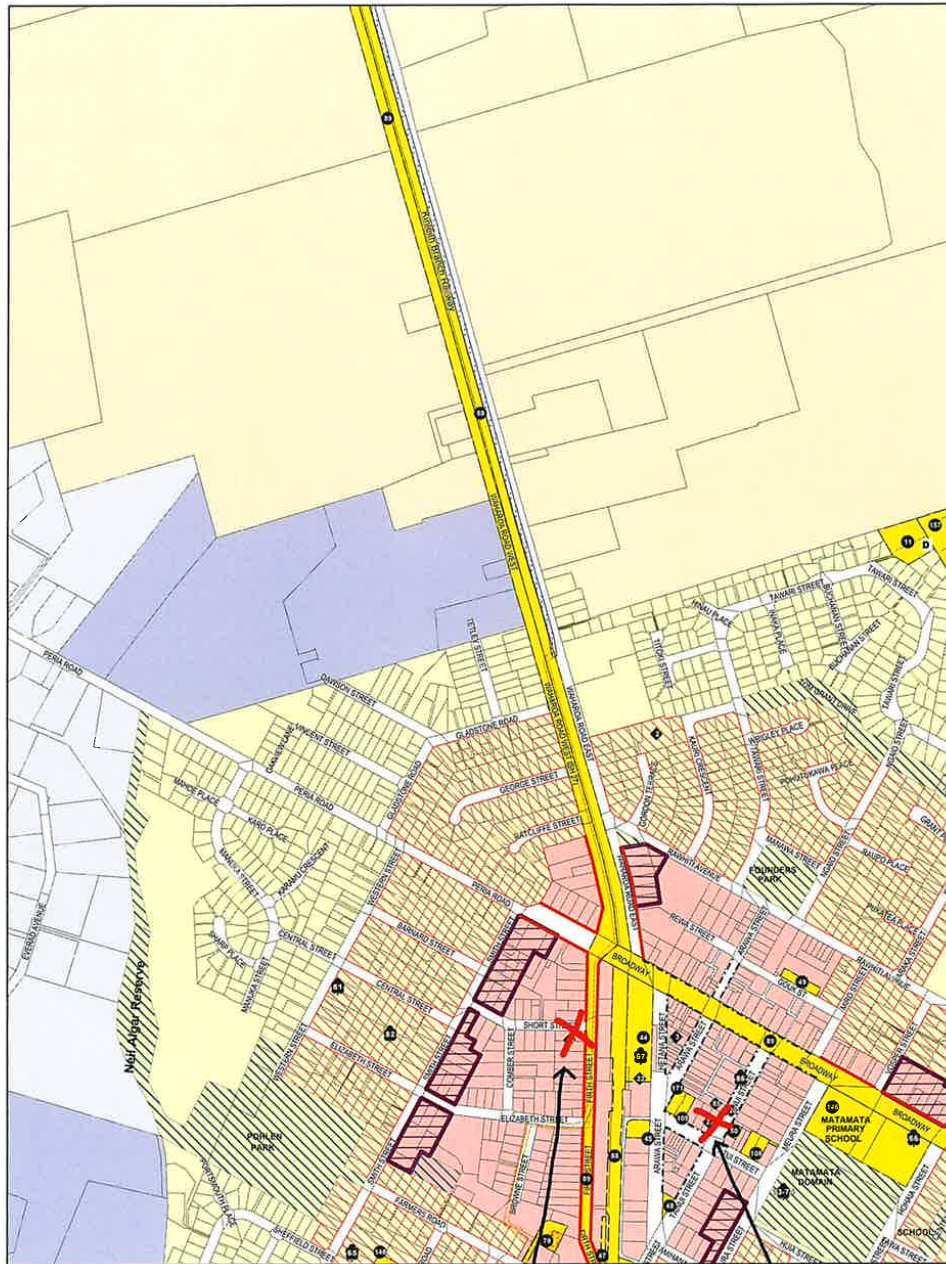
District Planning Maps - Proposed amendments shown on the map with X and includes the final attached planning map.

Document Attached









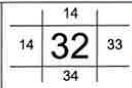
Removal of Heritage Site ID-19 at 50 Firth Street

Removal of Heritage Site ID-23 on the corner of Tainui and Tui Street

MATAMATA

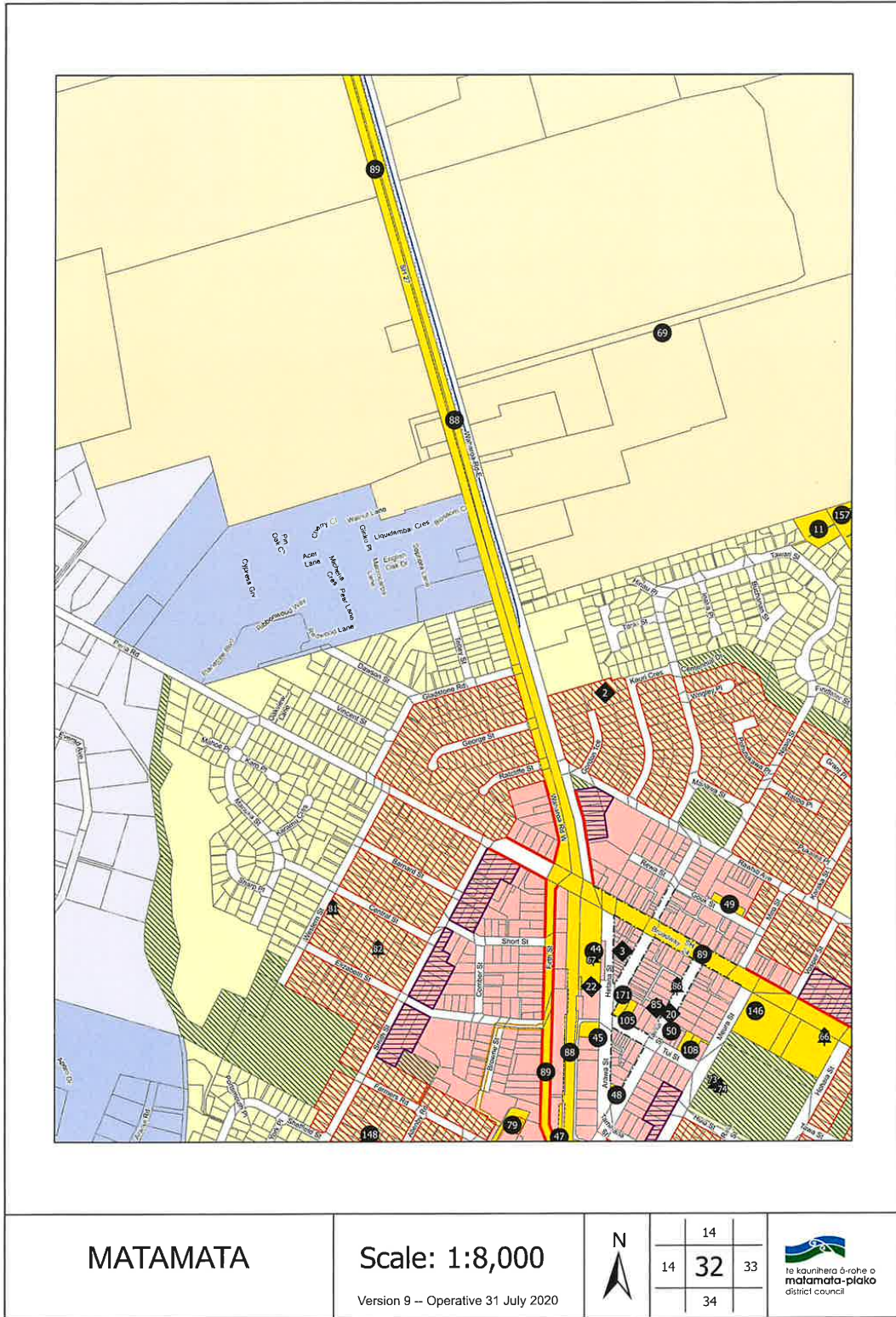
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Version 9 – Operative 31 July 2020





Attachment A
Item 7.3





Appendix 5 – Development Controls 3.1.4(ii) relating to household recreational space for accommodation facilities

Proposed amendments - Development control 3.1.4(iii). Proposed amendments shown in green.

Part B: Rules

3 Development controls

3.1 Residential zone

3.1.4 Household recreational space

- i. Every dwelling (excluding dependant person’s unit) shall have an area of open space which shall:
 - 1. Have a minimum area of 80m² and minimum width of 3m;
 - 2. Be capable of containing a circle of 6m in diameter at some location within the area of open space, and located to the north, east or west of the unit;
 - 3. Be unobstructed by vehicle access, parking and buildings;
 - 4. The space may include balconies, decks having a minimum area of 10m², with no dimension less than 1.8m and conservatories.

- ii. For accommodation facilities, each independent residential until shall provide a living court or balcony with a minimum area of 15m² for each unit ~~which can accommodate a 6m diameter circle~~ to the north, east of west of the unit and which is assessed directly from the main livings areas. In addition, a communal area shall be provided which shall:
 - 1. Have a minimum area of 80m² for each dwelling in the development;
 - 2. Have a readily useable shape that can contribute to the recreational and service needs of the occupants of the development, such as communal swimming pools, tennis courts;
 - 3. Have adequate provision made for its continued maintenance and management.

Objectives/Policies		
3.5.2.1	O1	P3, P5
3.5.2.1	O2	P1





Appendix 6 – Advice note related to General Access Standards 9.1.2(ix)(b)

Proposed amendments – Addition of advice note to 3.2 Rural and Rural-Residential Zone, 3.3 Industrial Zone, and 3.4 Business Zone. **Proposed amendments shown in green.**

Part B: Rules

3 Development controls

3.2 Rural and Rural-Residential zones

3.2.1 Building envelope

- i. Maximum height - 10m
- ii. Height relative to site boundary

No part of any building shall exceed a height of 3m plus the shortest horizontal distance between that part of the building and the nearest site boundary.

- iii. Yards

Rural front yards.....25m

Rural side yards (except where the building is part of a papakāinga).....10m

Rural-Residential front yard.....10m

Rural-Residential side and rear yards.....5m

River protection yard.....20m

Side and rear yards where the building is part of a papakāinga.....20m

Note: Where a building is part of a Papakāinga that spans multiple Records of Title a minimum of 1.5m from the Record of Title boundary is required.

- iv. Rural House Sites

For Rural Zoned lots which contain less than 2,500m², the following yards shall apply:

- (a) Front Yard..... 15m
- (b) Side/Rear Yards.....10m, unless the adjacent property is 1ha or less in which case a minimum side/rear yard of 5m shall apply.
- (c) For sites located along a state highway or railway line corridor, internal noise levels for buildings shall comply with the acoustic insulation standards in Rule 5.2.12.

Provided that:





:

- A. Accessory buildings may be erected on any rear and/or side yard but not the river protection yard so long as the written consent of any affected property owner(s) is obtained and rule 3.2.1 (i) is not compromised;
- B. Any accessory building to be developed in conjunction with an existing dwelling shall be permitted in a front yard provided that it shall be erected behind the front line of the dwelling.

Advice note: Alternative yard provisions are able to be considered through the restricted activity consent process.

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

Objectives/Policies		
3.5.2.1	O2	P1, P3, P5





Part B: Rules

3 Development controls

3.3 Industrial zone and any site identified as a scheduled site with a Development Concept Plan

3.3.2 Building envelope (scheduled sites)

(Limits to apply unless otherwise specified on the DCP).

- i. Maximum height - 20m
- ii. Yards adjoining any road or non-Industrial zone - 80m
- iii. All other yards - 10m
- iv. Height relative to boundary

Height (h) shall not exceed one quarter the distance (d) to the closest boundary adjoining (h = d/4) for boundaries adjoining any non-Industrial zone.

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

3.3.3 Building envelope (non-scheduled sites)

- i. Maximum height - 12m
- ii. Front yards - 5m
- iii. Yards adjoining any non-Industrial zone - 10m

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

Objectives/Policies		
3.5.2.1	O1, O2	P1, P2, P3, P4
3.5.2.2	O1	P1
3.1.2.1	O1	P1





Part B: Rules

3 Development controls

3.4 Business zone

3.4.1 Building envelope

- i. Maximum height - 12m
- ii. Yards

Front yard

5m except in the specified shopping areas where no front yard is required. The 5m front yard may be reduced to 2m through a non-notified restricted discretionary activity with consideration of the height, design of the building and provision of landscaping, whereby the encroachment within the 5m front yard shall not exceed 4m in height. Appendix 5 provides a design guideline for these reductions.

- Side and rear yards adjoining a Residential zone - 5m
- iii. Height (h) relative to site boundaries adjoining a residential, rural or Rural-Residential zone shall not exceed 2m plus the horizontal distance (d) to the nearest Residential zone boundary (h) = 2 + d metres

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

Objectives/Policies		
3.5.2.1	O1, O2	P2, P4, P5





Appendix 7 – Amendments to rules related to dwelling and dwelling based activities 3.1 to 3.4 in the Activity Table

Proposed amendments – Amendments to rules related to dwelling and dwelling based activities. **Proposed amendments shown in green.**

Key	
P Permitted activity	C Controlled activity
D Discretionary activity	RD Restricted Discretionary activity
N/C Non Complying activity	PRHB Prohibited activity
<i>All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for.</i>	

3. Dwellings and dwelling based activities (rules 3.1 to 3.8 and 3.10 do not apply where the dwelling is part of a papakāinga in Rural and Rural-Residential Zones, refer to rules 6.1 and 6.2. For the avoidance of doubt, rule 3.9 is still applicable for papakāinga.)						
	Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (conservation)
3.1 One or Two dwellings per urban site.	N/C	P NC	P	N/C	N/C	N/C
3.2 More than two dwellings per urban site.	N/C	D NC	D	N/C	N/C	N/C
3.3 One dwelling per property except as identified in 3.1,	P	C P	C P	N/C	N/C	N/C





:

3.4, 3.6 and 3.7 below.						
3.4 One dwelling accessory to an approved dwelling directly associated with farming or production forestry.	C	C	⊖ NC	N/C	N/C	N/C
3.5 Two or more dwellings accessory to an approved dwelling directly associated with farming or production forestry.	D	D	N/C	N/C	N/C	N/C
3.6 One dwelling for dependent person(s). See 4.7.	P	P	P	N/C	N/C	N/C
3.7 One dwelling per property ancillary to a business or industrial activity within the business or Industrial zone.	N/C	N/C	N/C	P	P	N/C





Appendix 8 – Information about the reserve layer in MPDP

What is the reserve layer and what does it mean

In the MPDP, there is a reserve layer over some sites in the district. The reserve layer applies to the following:

- Reserves held under the Reserves Act 1997 e.g. Harold Catlin Reserve, Te Aroha Domain
- Reserves where Council controls and manages the reserve e.g. Tahuna Domain, Waharoa Domain
- Private land that is used for recreational purposes but is not controlled or managed by Council e.g. Campbell Park (Morrinsville) or Bedford Park (Matamata)

The reserve layer manages activities on the reserve through a combination of:

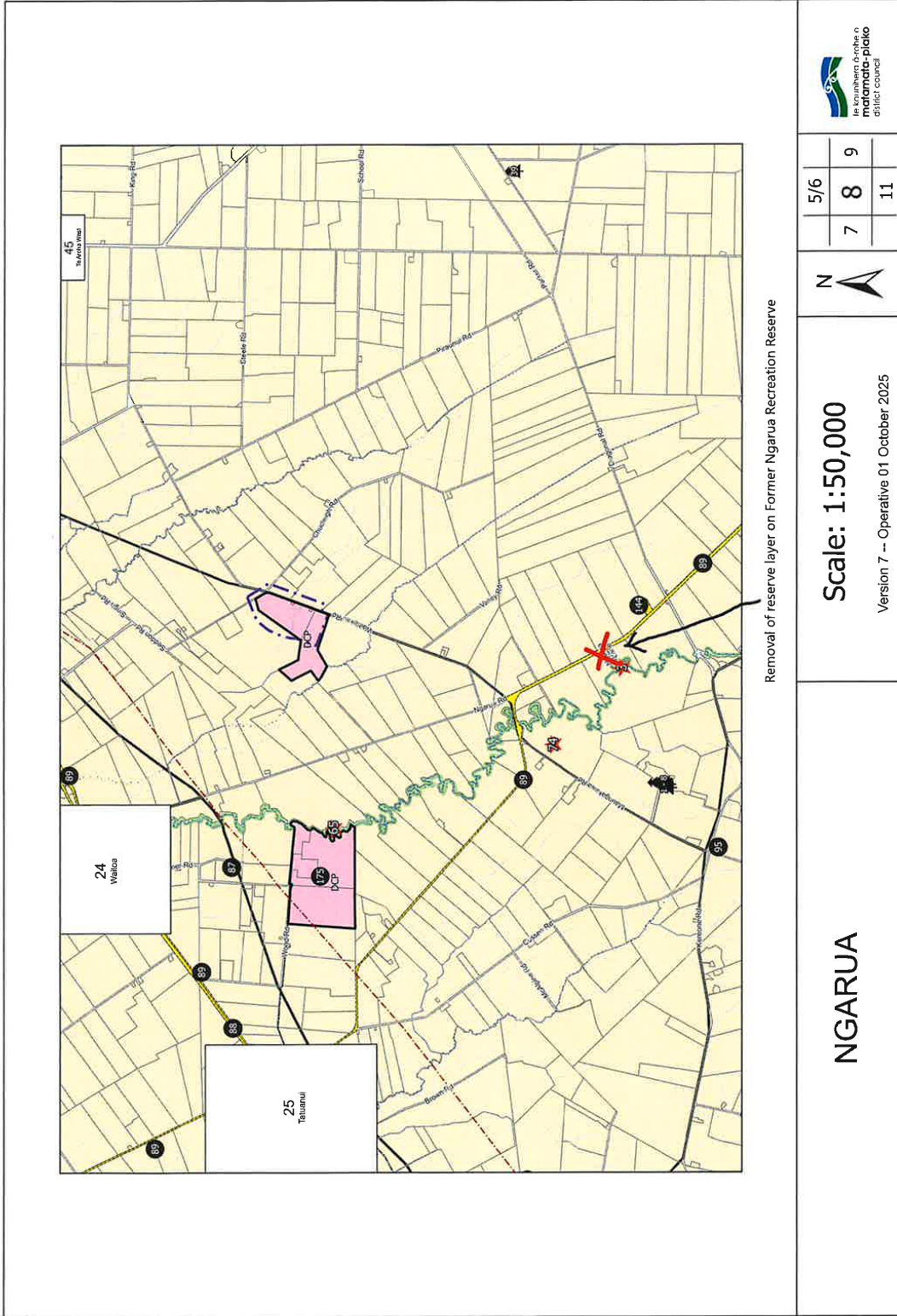
- Rules in the underlying zoning (the zoning of the land near a reserve, for example rural or residential)
- Reference to Council's reserve management plans, where applicable. A Reserve Management Plan is a document that contains history about a reserve and current information with a list of management statements to guide consistent decision making regarding the future development, and management of a reserve.
- Some privately owned and managed reserves like Bedford Park (Matamata) and Campbell Park (Morrinsville) are excluded from the Reserve Management Plan but are still subject to the rules in the underlying zoning of the MPDP.



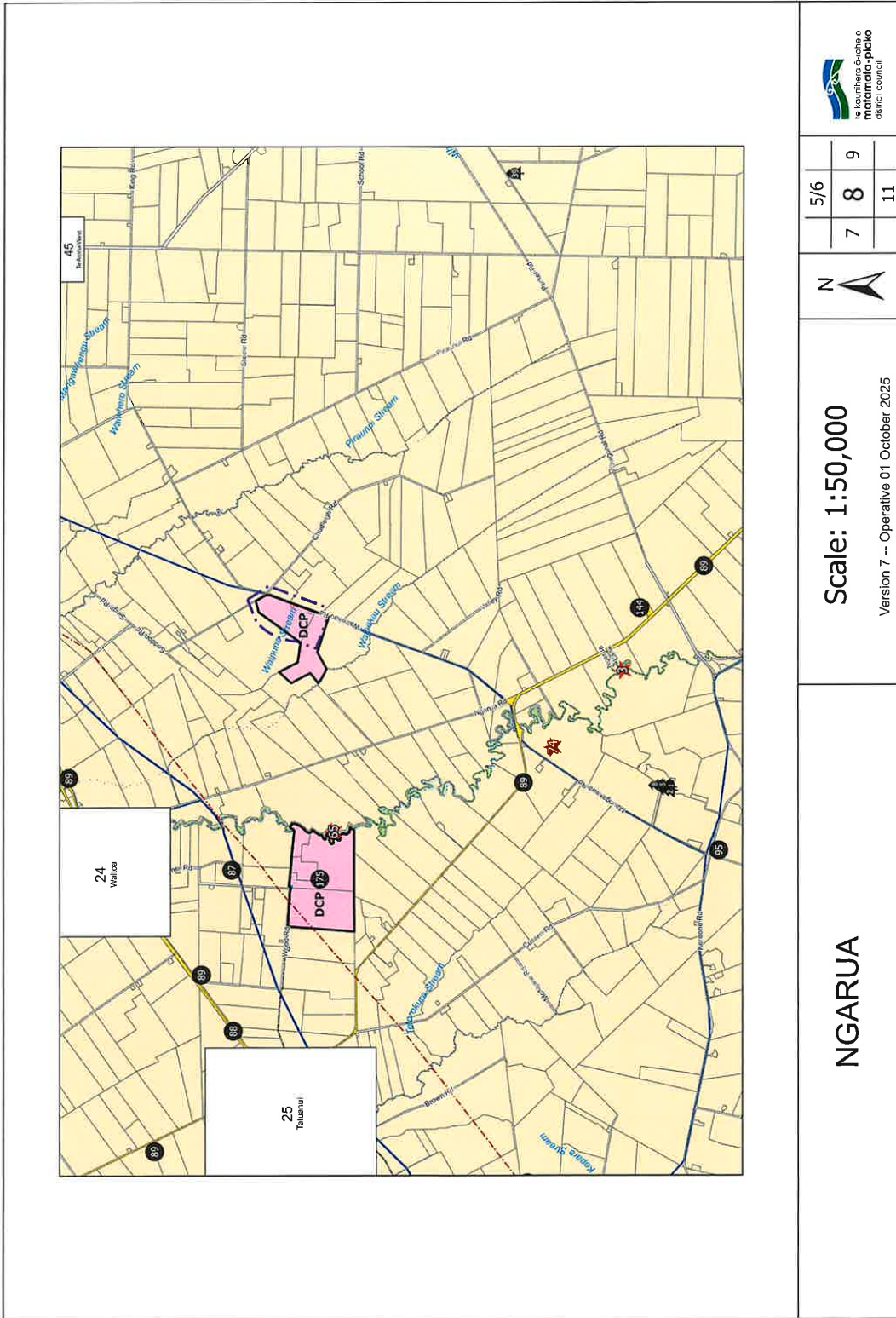
Appendix 9 – Reserve layer on Former Ngarua Recreation Reserve

District Planning Maps - Proposed amendments shown on the map with **X** and includes the final attached planning map.

Document Attached



NGARUA



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Version 7 -- Operative 01 October 2025

NGARUA

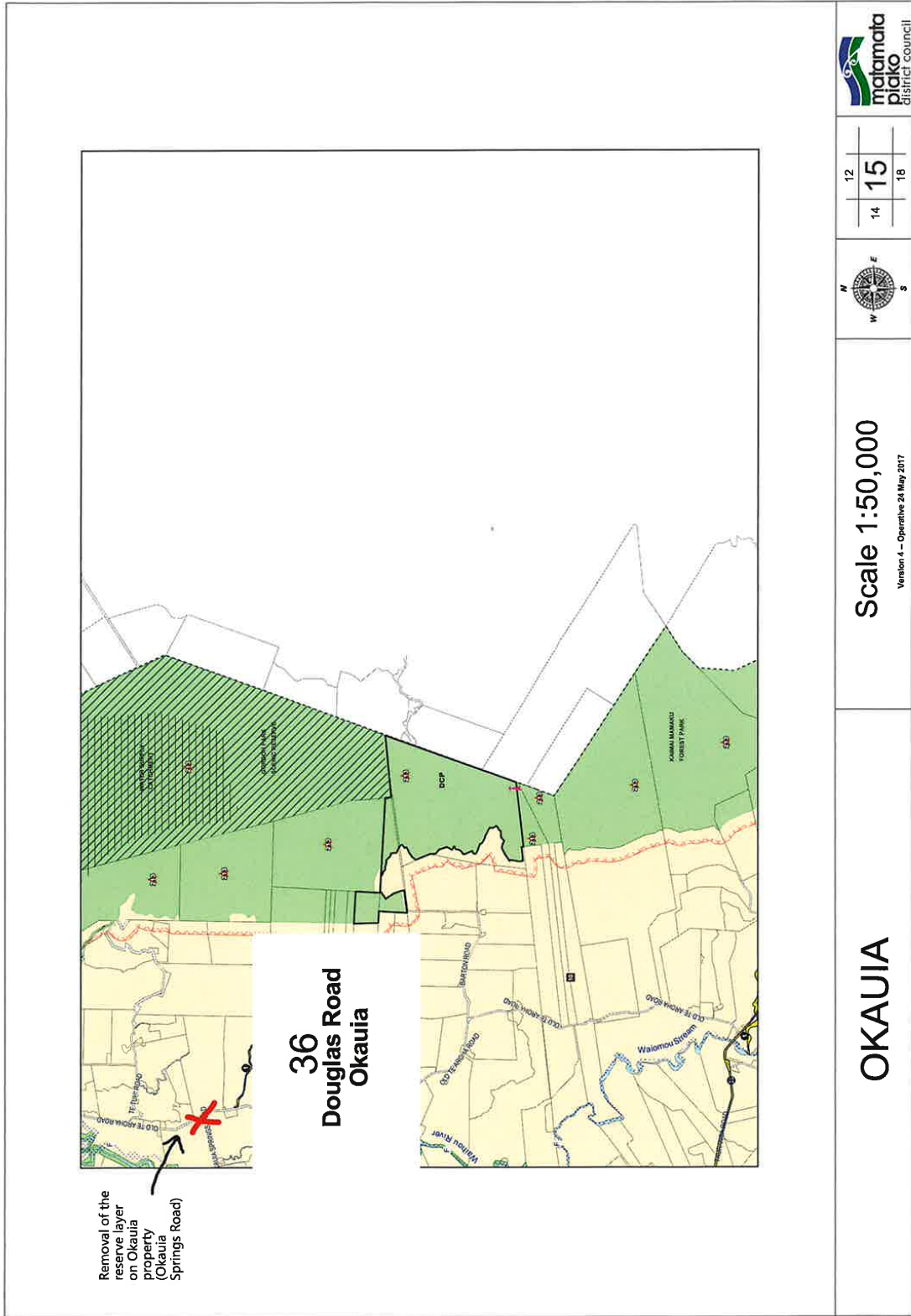


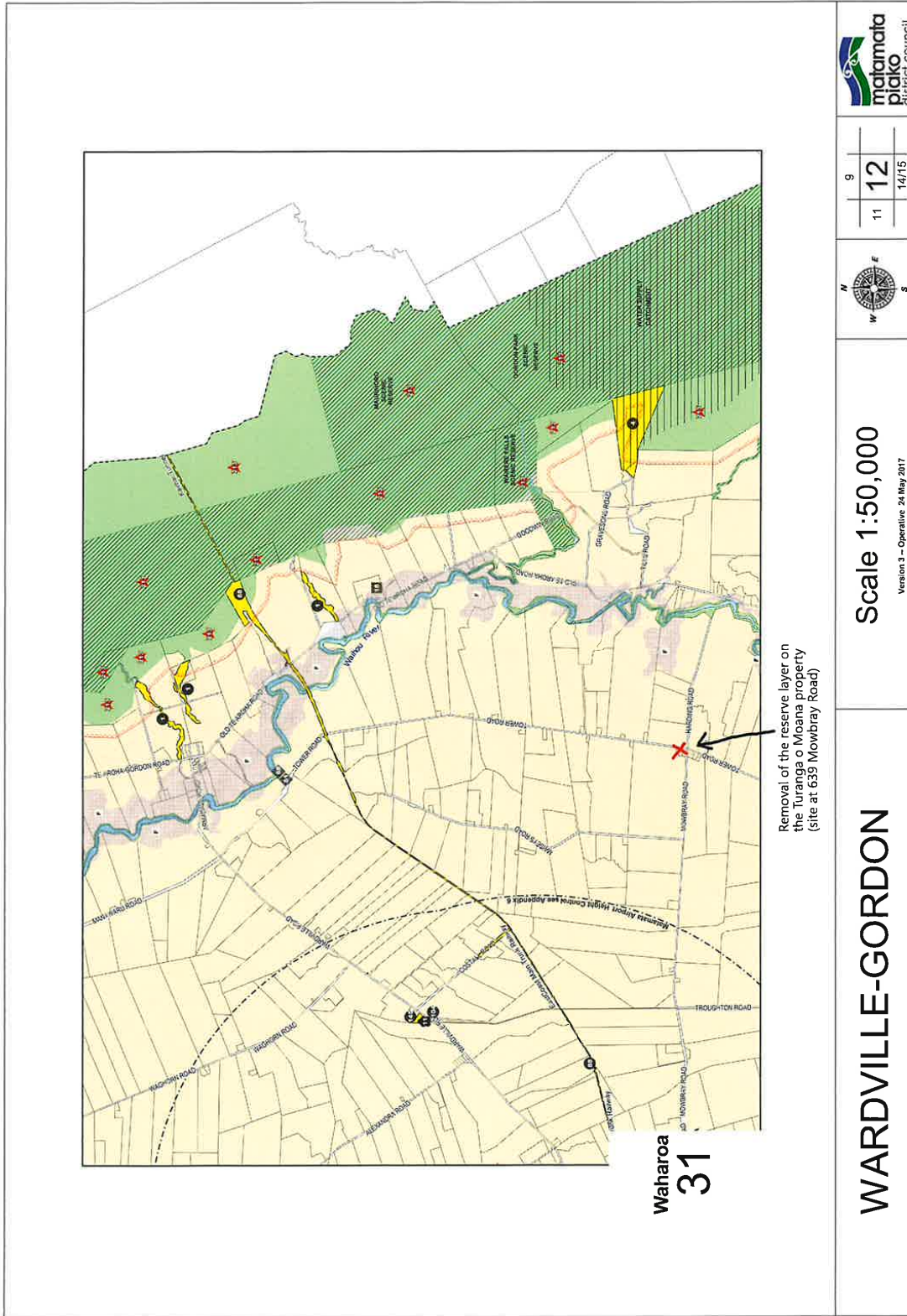
Appendix 10 – Reserve layer on sites identified as cultural redress properties

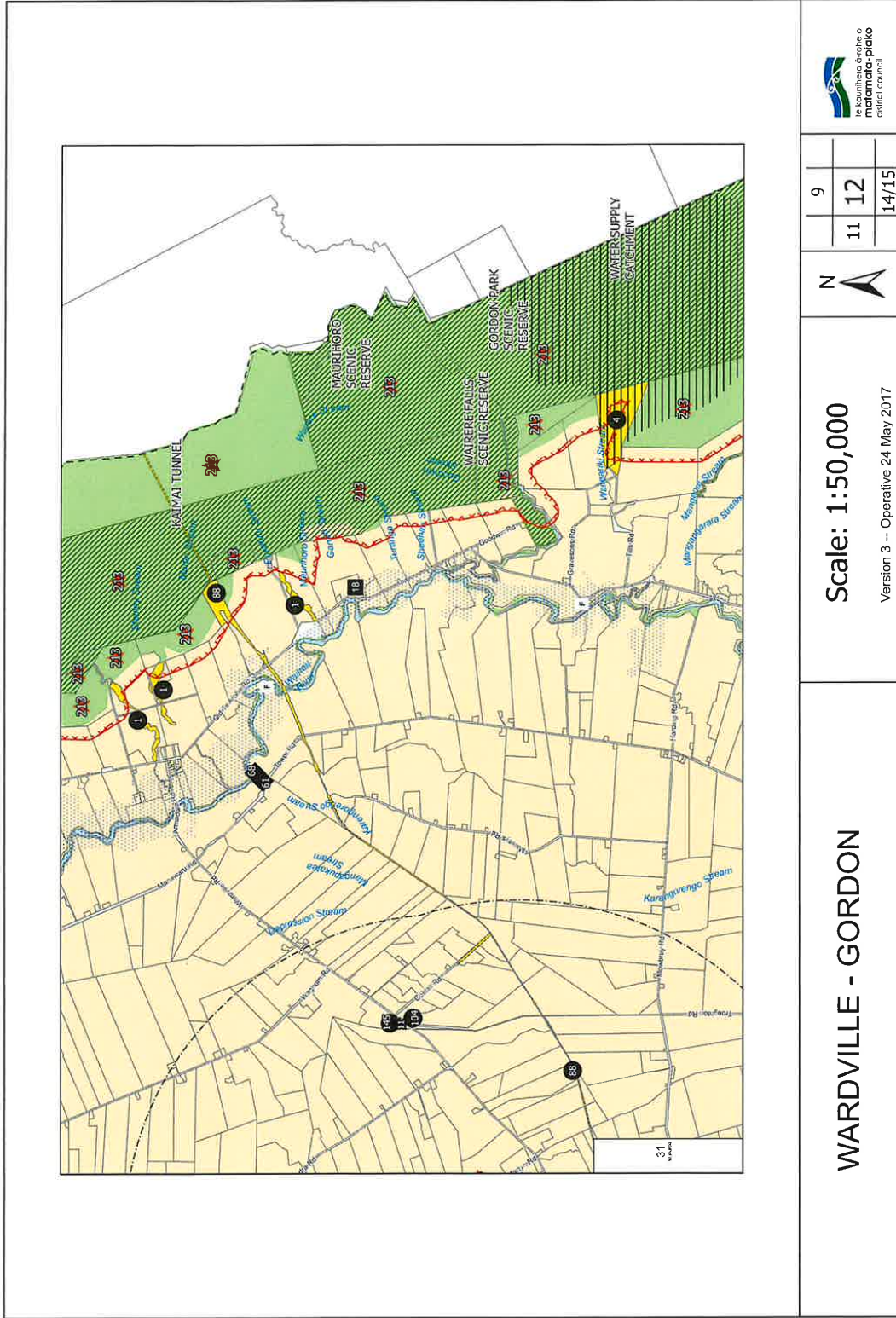
District Planning Maps - Proposed amendments shown on the map with X and includes the final attached planning map.

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WARDVILLE - GORDON

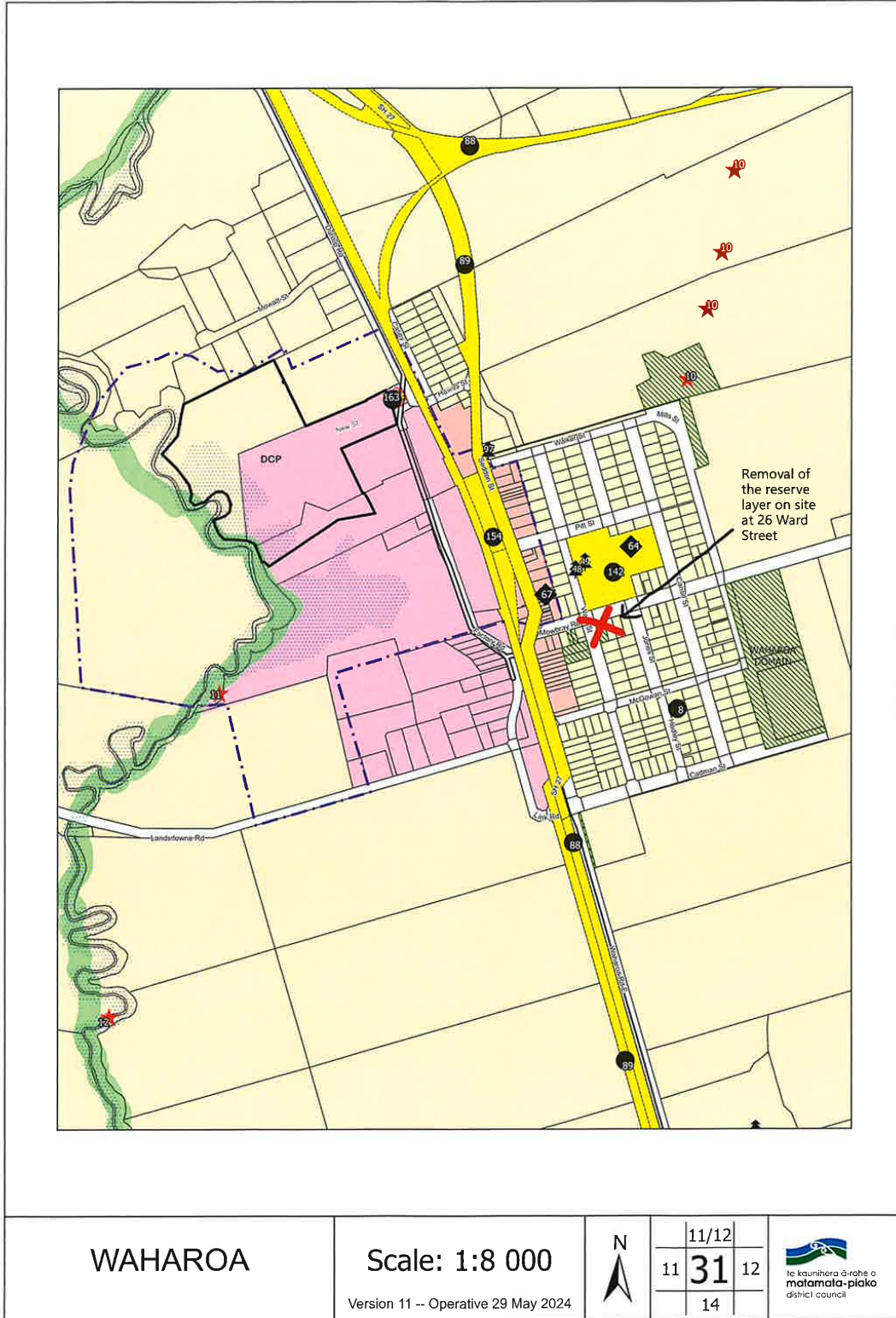


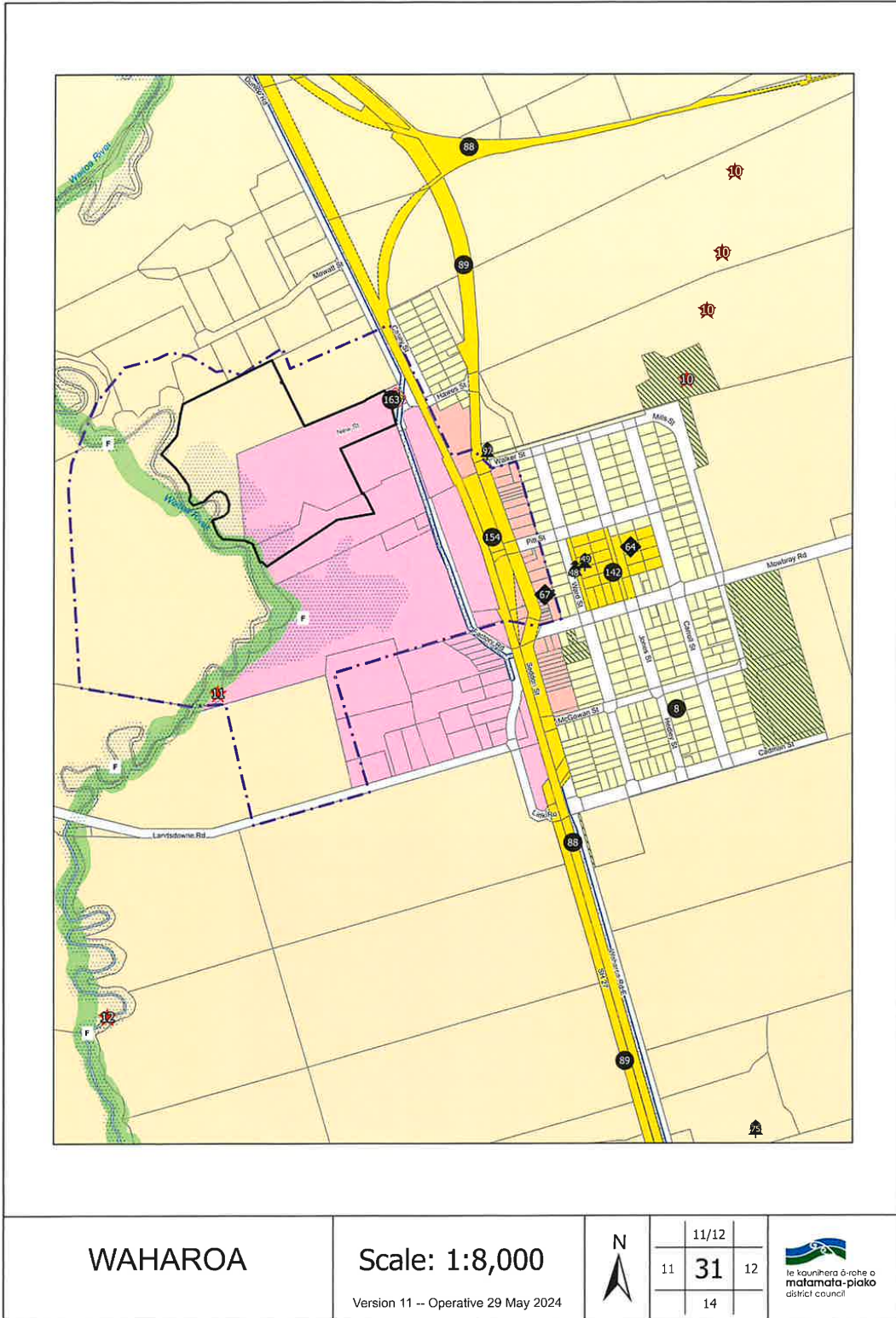
Appendix 11 – Reserve layer on site at 26 Ward Street

District Planning Maps - Proposed amendments shown on the map with X and includes the final attached planning map.

Document Attached







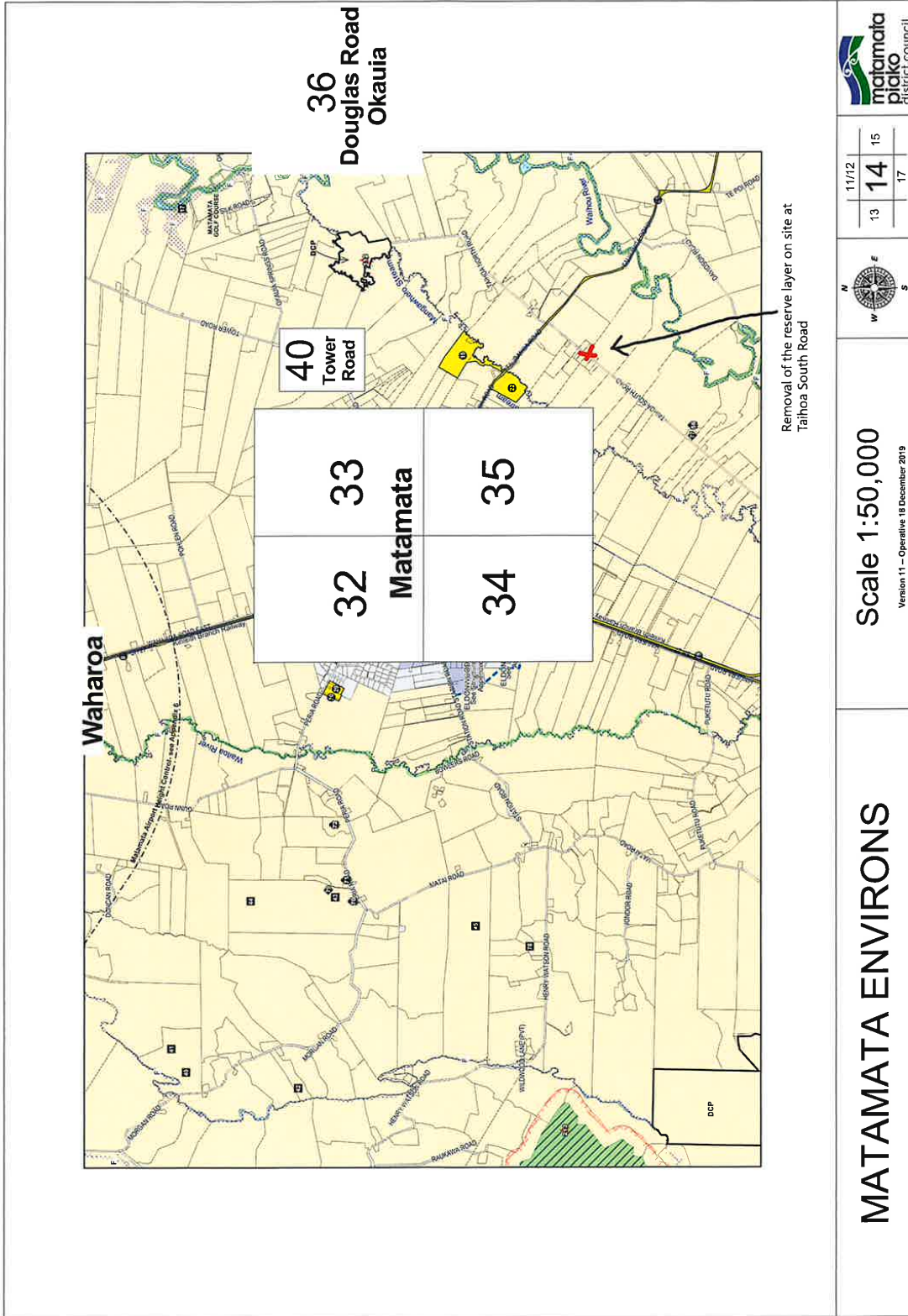


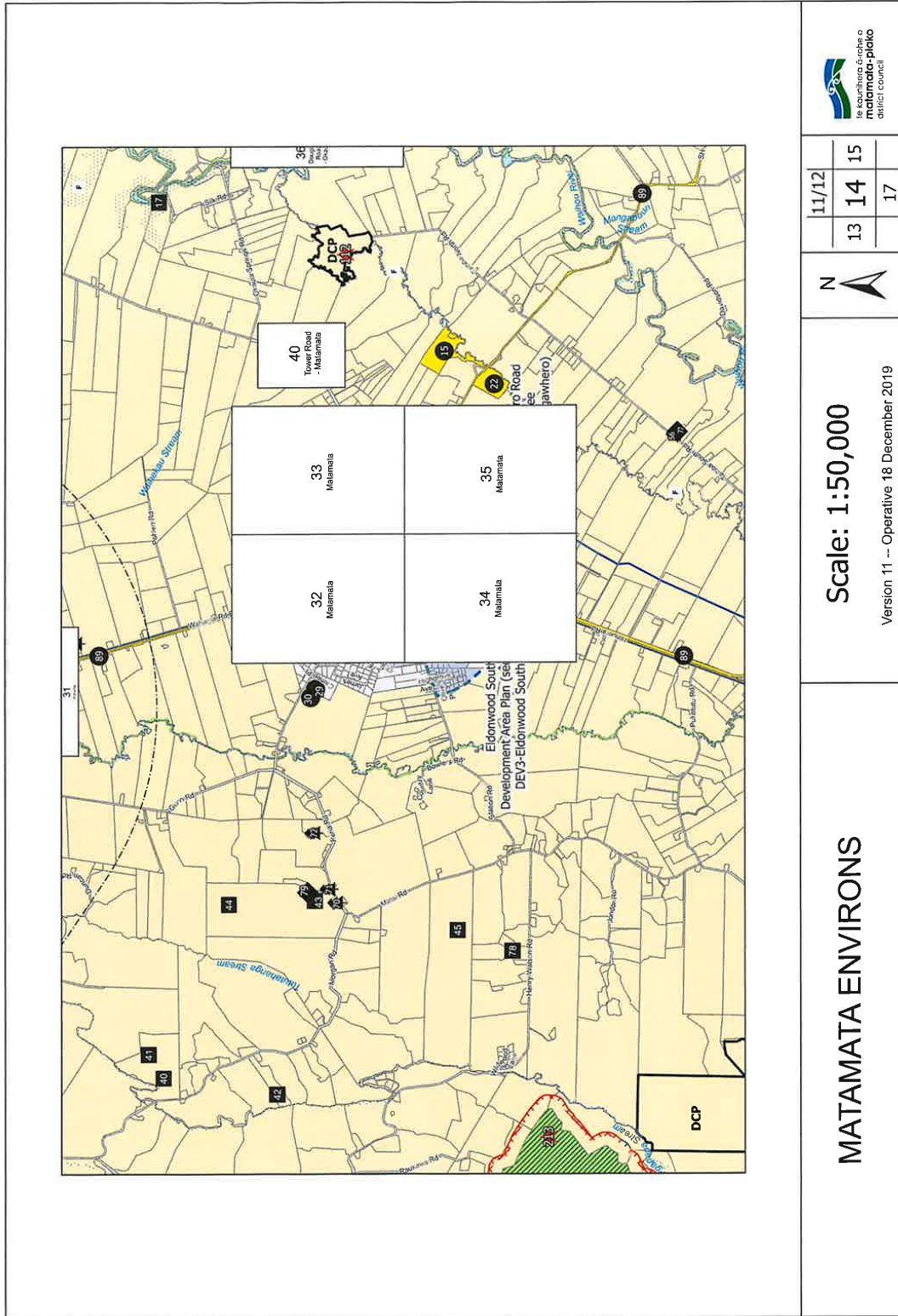
Appendix 12 – Reserve layer on site at Taihoa South Road

District Planning Maps - Proposed amendments shown on the map with X and includes the final attached planning map.

Document Attached







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MATAMATA ENVIRONS



Plan Change 65 Section 32 Report



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1 Introduction and planning context

1.1 Purpose of report

This report provides an evaluation of the provisions contained in Plan Change 65 to the Operative Matamata-Piako District Council (MPDP) in accordance with Section 32 of the Resource Management Act 1991 (RMA).

1.2 What is a Section 32 Report?

Section 32 of the RMA requires councils to produce an evaluation report to support RMA plans, plan changes and policy statements. The overarching purpose of the report is to demonstrate that Council has undertaken a robust and evidence-based assessment of the proposed provisions, including whether they are the most appropriate way to achieve the purpose of the Act.

Through this evaluation process, the Section 32 report ensures that decision-making related to the district plan is transparent, rigorous, evidence based and includes clear reasoning behind the proposed provisions which is effectively communicated both to decision makers and the community.

To achieve the purpose of the Section 32 report, the following matters are included in the report:

- The report relies on the depth and detail of the assessment undertaken in the scale and significance section, which evaluates the anticipated environmental, economic, social, and cultural effects of implementing this proposal.
- An assessment of whether the objectives of the proposal are the most appropriate in achieving the purpose of the RMA
- An assessment of whether the policies and methods, taking into account their costs, benefits, efficiency and effectiveness, are the most appropriate way to achieve the objectives of the proposal
- An assessment of the risk of acting or not acting in relation to the proposed provisions of the proposal

1.3 Plan Stop

On 16 July 2025, the Government announced the Plan Stop policy which prevents councils from notifying new plans or regional policy statement reviews, changes or variations. The proposed changes were part of the Resource Management (Consenting and Other System Changes) Amendment Bill, which became law at the end of August 2025. Due to the Plan Stop amendments, Council resolved not to notify former Plan Change 61 National Planning Standard and Other Matters (PC61) on 8 October 2025.

Following a review of the matters raised in PC61, it was identified that several matters could be progressed within the MPDP by submitting an exemption application to initiate Plan Change 65 Minor Matters. On 8 October 2025, Council resolved to endorse the preparation and lodgement of the exemption application for Plan Change 65 to the Minister responsible for Resource Management Reform.

On 19 December 2025, the exemption application was submitted to the Minister responsible for RMA reform, Chris Bishop.

On 13 March 2026, Council received the Minister's decision approving the PC65 exemption application in full. As a result, the 11 matters within Plan Change 65 are confirmed for approval and can be progressed further through the Schedule 1 plan change process.

1.4 Objectives of RMA Reform

At the time of writing the report, it is important to acknowledge the ongoing aspects of the RMA reform.

The Government has outlined clear objectives of the RMA Reform which is guided by five key objectives. One of the objectives of the reform is to improve system efficiency and effectiveness, and reduce complexity, while retaining appropriate local democratic input.

This plan change would seek to reduce complexity by removing unnecessary regulatory barriers for the development of land. Additionally, the plan change would improve the efficiency and effectiveness of the system by rectifying provisions that have led to inefficient outcomes.

Going for Housing Growth Programme

Additionally, as part of the reform, the Government has introduced the Going for Housing Growth Programme. This programme intends to support and enable housing growth by freeing up more land for urban development.

This plan change would help provide confidence for people to go ahead with development proposals on specific sites where heritage buildings have been removed but the heritage notation remains or where the reserve overlay in the District Plan is no longer required. For example, this applies to Heritage Site-ID 16, Heritage Site-ID 19, former Ngarua Recreation Reserve site, site at 26 Ward Street and the site at Taihoa South Road.

The proposed amendments to the subdivision standards for terracing housing in the Lockerbie Precinct would support more efficient consenting pathways and provide greater options for higher-density residential development like terrace housing. This aligns with the objectives of the programme which seeks to unlock land for urban development and promote a greater diversity of housing options in areas experiencing strong demand.

1.5 Outline of Plan Change 65

Plan Change 65 Minor Matters (PC65) aims to rectify issues with the Operative Matamata-Piako District Plan ('MPDP') that have led to inefficiencies, unintended consequences or proved unworkable, as outlined in exemption criteria 80W(2)(b).

On 8 October 2025, Council resolved to endorse the preparation and lodgement of an exemption application for Plan Change 65 to the Minister responsible for Resource Management Reform. On 19 December 2025, Council lodged the exemption application for Plan Change 65 to the Minister responsible for RMA reform, Chris Bishop.

The application included 11 minor matters that approval was sought to rectify and improve the effectiveness of the MPDP. On 13 March 2026, Council received the Minister's decision to approve the exemption application in full.

The matters are as follows:

1. Removing the reference to speed of motorised vessels and structures over water in the MPDP. This matter seeks to ensure the MPDP is corrected to reflect the correct authority (Waikato Regional Council) for regulating the speed of motorised vessels on the Waihou river and other operational controls on regional waterways.
2. Removal of Development Concept Plans (DCP) on former NZ Mushroom sites. This matter seeks to ensure the MPDP accurately reflects the current land uses of the sites as enabled by the underlying Industrial Zone and Rural Zone, by removing outdated DCP provisions.
3. Amendments to subdivision standards for terrace housing in the Lockerbie Precinct. This matter seeks to ensure the MPDP has correctly aligned the subdivision provisions to avoid future unintended consequences and unnecessary consent issues for applicants proposing to establish terraced housing within the Lockerbie Precinct.
4. Removal of Heritage Site-16 McDonald Cottage, Heritage Site-19 Thames Valley Electric Power Board Building, and Heritage Site-ID 23 Former Borough Council Office. This matter seeks to ensure the MPDP accurately reflects the current land use and situation on these sites, as the scheduled buildings have either been relocated or demolished. Therefore, the outdated heritage notation is no longer appropriate and can unintentionally lead to unnecessary regulatory barriers for the ongoing and future use and development of the sites.
5. Amendments to development controls 3.1.4(ii) which relates to size of living courts for accommodation facilities in the Residential Zone. This matter seeks to ensure the MPDP does not retain unworkable rules that would otherwise create ongoing confusion, unnecessary regulatory barriers and additional compliance costs for applicants and developers.
6. Inserting an advice note related to General Access Standards 9.1.2(ix)(b) in the Rural and Rural-Residential Zone, Industrial Zone and Business Zone. This matter seeks to ensure plan users, consent planners and applicants understand the link to Rule 9.1.2(ix)(b) when assessing situations where a garage or carport encroaches into the

front yard setback. In addition, this will ensure the MPDP provisions are clear and avoid unnecessary confusion that could otherwise delay consent processing.

7. Amendments to rules related to dwelling and dwelling based activities 3.1 to 3.4 in the Activity Table. This matter seeks to support the ongoing effectiveness and administration of the MPDP and reduce confusion for plan users regarding these rules. In addition, this will help to reduce unintended consequences, assessment delays and additional consent costs for applicants.
8. Removal of the reserve layer on former Ngarua Recreation Reserve. This matter seeks to ensure the MPDP removes unnecessary and outdated regulatory barriers and consent costs that relate to the ongoing and future use and development opportunities of the site.
9. Removal of the reserve layer on sites at Okauia Springs Road and 639 Mowbray Road that are identified for cultural redress through the Ngāti Hinerangi Claims Settlement Act 2021. This matter seeks to ensure the MPDP planning provisions are aligned with the outcomes of the Ngāti Hinerangi Claims Settlement Act 2021, which no longer recognise these sites as reserves under the settlement legislation.
10. Removal of the reserve layer on site at 26 Ward Street, Waharoa. This matter seeks to ensure the MPDP removes outdated and unnecessary regulatory barriers and associated consent costs that are no longer aligned with the site's current land use.
11. Removal of the reserve layer on site at Taihoa South Road, Matamata. This matter seeks to ensure the MPDP removes unnecessary regulatory barriers and associated consent costs for using and developing the site, which are no longer aligned with its current land use.

1.6 Legal/Statutory Context

Section 74 of the RMA lists the matters the Council must consider when preparing and changing its district plan.

Of relevance to this plan change, they are:

- its functions under Section 31
- the provisions of Part 2
- national policy statement, national planning standard
- iwi managements plans

Under Section 75, a district plan is also required to give effect to:

- any national policy statement
- a national planning standard
- any regional policy statement

1.7 Functions of Territorial Authorities

A district plan is a method to assist territorial authorities to carry out their functions. A district plan must be confined to matters that fall within the scope of a territorial authority's functions under Section 31 of the RMA.

The functions of territorial authorities that are relevant to the plan change include:

- Section 31(1)(a): which outlines that council is responsible for setting, implementing, and reviewing objectives, policies, and methods to ensure integrated management of the effects of land use, development, and protection of land and related natural and physical resources within the district.
- Section 31(1)(b): which outlines the requirement for council to control the actual or potential effects of land use, development, and protection. This includes managing risks from natural hazards, preventing or mitigating adverse effects arising from the development, subdivision, or use of contaminated land, and maintaining indigenous biological diversity.
- Section 31(1)(e): which outlines that council is responsible for the function of controlling the actual or potential effects of activities on the surface of rivers and lakes within the district.

1.8 Resource Management Act 1991 Purpose and Part 2 of the RMA

Section 5 of the Act sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

Part 2 of the Act (sections 5 – 8) outlines its purpose and lists matters of national significance and other matters that the Council must address when exercising its functions and powers in managing the use, development, and protection of natural and physical resources.

The plan change will provide for the social and economic wellbeing of people and communities by improving the administrative efficiency of the plan and removing unnecessary regulatory barriers where plan provisions are no longer required or have become outdated with present land uses.

In achieving the purpose of the Act, decision makers should also take into account the principles of the Treaty of Waitangi (Section 8 of the Act):

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

As part of the plan change, one of the matters addresses the removal of the reserve layer from the sites at Okauia Springs Road and 639 Mowbray Road. These properties are identified for cultural redress through the Ngāti Hinerangi Claims Settlement Act 2021, which no longer recognise these sites as reserves. Updating and amending the MPDP planning provisions in

this way supports the implementation of the settlement legislation and reflects Council's obligation to appropriately take into account the principles of the Treaty of Waitangi within its resource management framework.

1.9 Planning Context – National and Regional Planning Context

National Policy Statements

Section 75(3)(a) of the RMA requires the district plan to give effect to any national policy statements (NPS).

There are currently 10 operative National Policy Statements under the RMA. Of these NPSs, none are of relevance to the plan change. However, the proposed amendments in the plan change will ensure that Council continues to give effect to the National Policy Statements.

Regional Policy Statement

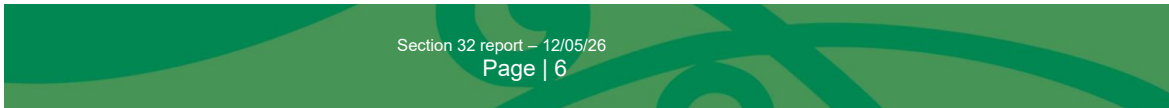
Section 75(3)(c) of the RMA requires the district plan to give effect to any regional policy statement.

The regional policy statement that applies within the Matamata-Piako District is the operative Waikato Regional Policy Statement (WRPS).

The WRPS sets the overall regional direction for the Waikato by providing a sustainable framework to help achieve community aspirations.

The most relevant objectives and policies of the WRPS that relate to the plan change are set out below.

Policy / Objective	Comment
<i>Policy HCV-P2 – Relationship of Māori to taonga: Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.</i>	The plan change recognises and provides for the relationship of tangata whenua to their ancestral lands and sites in the Matamata-Piako District, through the removal of the reserve layer from the sites at Okauia Springs Road and 639 Mowbray Road. These properties are identified for cultural redress through the Ngāti Hinerangi Claims Settlement Act 2021, which no longer classifies them as reserves. The sites are located within the Ngati Hinerangi areas of interests under the MPDP. Updating the MPDP to reflect the outcomes of the Settlement Act supports the recognition of this cultural redress and ensures planning provisions are appropriately aligned with the settlement legislation.



	<p>Additionally, the plan change also recognises and acknowledges the relationship of Raukawa and Ngāti Hinerangi to the Taihoa South Road site in the Matamata-Piako District, which seeks to remove the outdated reserve layer from the site.</p> <p>The site sits within the statutory acknowledgement area of Ngāti Hinerangi and lies within the Taihoa geothermal resource as per Ngāti Hinerangi Settlement Claims Act 2021. Ngāti Hinerangi maintain a long-standing and significant association with the geothermal features of this landscape and regard the area as wāhi tapu - an association that traces back to their ancestral origins.</p> <p>The site also sits within the statutory acknowledgement of Raukawa and lies within the Taihoa geothermal resource as per Raukawa Claims Settlement Act 2014. This geothermal area is considered a taonga by Raukawa, who see themselves as the kaitiaki of this significant landscape.</p>
<p><i>Objective OFD-O1 – Built Environment: Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:</i></p> <p>...</p> <p><i>7. Minimising land use conflicts, including minimising potential for reverse sensitivity</i></p> <p>...</p> <p><i>11. providing for a range of commercial development to support the social and economic wellbeing of the region</i></p>	<p>The plan change also seeks to minimise land use conflicts by removing outdated heritage notations or reserve layers on certain sites in the Matamata-Piako District. This will remove unnecessary regulatory barriers for landowners on affected sites and promote better environmental, economic and social outcomes.</p> <p>Additionally, the plan change would enable commercial development on certain sites. This particularly applies to Heritage Site ID-19, which is located in the Business Zone, where removing the outdated heritage notation can help reduce unnecessary regulatory barriers and provide landowners with greater flexibility for appropriate development.</p>

Iwi Management Plans

Section 74(2A) of the RMA requires the council, when preparing its district plan, to take into account “any relevant planning document recognised by an iwi authority and lodged with the territorial authority”.

There are four iwi with rohe in the Matamata-Piako District who have Iwi Management Plans lodged with Council:

- Waikato Tainui
- Ngāti Hauā Iwi Trust
- Ngāti Whānaunga
- Raukawa

The most relevant objectives/policies of the Te Rautaki Taiao a Raukawa Environmental Management Plan that relate to the plan change are set out below.

Policy / Objective	Comment
<i>Section 2.5.3 – Objective: Raukawa current and future generations have the ability to access, use and care for our cultural landscapes and taonga in accordance with Raukawa tikanga and kawa.</i>	The proposed plan change aims to support this objective by enabling Raukawa to have the ability to better access and utilise sites within the Matamata-Piako District. In particular, it proposes to remove the reserve layer from the Taihoa South Road site, which would remove outdated regulatory barriers, increase the site’s appeal for purchase and create new opportunities for its future use and development.

Although Ngāti Hinerangi do not have an iwi management plan lodged with Council, two cultural redress properties included in the plan change are located within the Ngāti Hinerangi area of interest, and it is proposed that the reserve layer be removed from both sites. This amendment is solely administrative in nature and seeks to ensure that the MPDP planning provisions are aligned with the outcomes of the Ngāti Hinerangi Claims Settlement Act 2021. This is explained further in Table 9.

Regional Plans

Section 75(4)(b) of the RMA requires that the district plan is not inconsistent with any regional plan matter.

The proposed plan change does not trigger any requirements of any regional plan.

Plans or strategies prepared under other legislation

Section 74(2)(b)(i) of the RMA requires the council, when preparing its district plan, to take into account any management plans and strategies prepared under other Acts, to the extent that it has a bearing on the resource management issues of the Matamata-Piako District.

There are no plans or strategies relevant to the scope of the proposed plan change.

1.10 Problem definition

There are 11 matters included in the plan change that seek rectification in the MPDP. At present, these matters are not accurately reflected and aligned with the relevant district plan provisions. This has resulted in confusion for plan users, unintended consequences and unnecessary regulatory barriers for some landowners in the use of respective sites. For example, the current MPDP imposes unnecessary consent requirements on sites where the existing land-use no longer aligns with outdated planning provisions. Evidence of these minor matters have been recorded through consent applications, complaints and a team review process.

Some of the drivers for addressing these matters include:

- Plan users are experiencing challenges when applying unworkable planning rules and standards in resource consents or planning processes.
- Outdated heritage notations and reserve layers on certain sites are posing barriers for landowners to use and develop their site.

To ensure the provisions of the MPDP remain effective and continue to support the district's intended environmental outcomes, its important these matters are resolved prior to transitioning to the new RMA system. Maintaining ongoing transparency with the public regarding issues that may affect them is also essential. Therefore, this plan change aims to resolve these matters to ensure the MPDP is practical, functional, and fit for purpose for all users.

2 The Development of Plan Change 65 (process)

2.1 Community/stakeholder engagement

Consultation has been undertaken with stakeholders on matters such as the subdivision standards for terrace housing, removal of DCP on former NZ Mushrooms sites, amendment to Heritage Site-ID 16 McDonald Cottage and removal of the reserve layer on some identified sites.

However, other matters such as amendments to development control rule for accommodation facilities, the addition of an advice note to the Rural and Rural-Residential Zone, Industrial Zone and Business Zone, the proposal to remove the reference to speed of vessels and structures over water and amendments to rules 3.1 to 3.4 related to dwelling and dwelling based activities in the MPDP have undergone minimal consultation as they are considered more of a tidy up matter.

Consultation in relation to Lockerbie Precinct

Lockerbie Estate developers have requested the proposals to align the subdivision standards for terrace housing with the additional activity standards in MRZ PREC1-Lockerbie. During the development of PC61, consultation occurred between Lockerbie Estate developers and MPDC

staff regarding these amendments with the intention of reducing unnecessary barriers for terrace housing consent applications.

Consultation in relation to former NZ Mushrooms DCP sites

In June 2023, NZ Mushrooms (also known as Meadow Mushrooms) were formally advised that Council proposed to remove the DCP from both sites as part of the ongoing development of PC61. Although Meadow Mushrooms is no longer represented in the Matamata-Piako District due to the closure of both sites, a letter was sent in good faith to Meadow Mushrooms as they were still considered most affected by being the official DCP "holder." Meadow Mushrooms responded and confirmed that they have no objections to the proposal.

In September 2023, the current landowners at the Snell Street site (Bowers Concrete) were formally advised that Council proposed to remove the DCP from the site as part of the ongoing development of PC61. No further feedback from the landowners was received at the time.

In September 2023, the current landowners at the Taukoro Road site were formally advised that Council proposed to remove the DCP from the site as part of the ongoing development of PC61. No further feedback from the landowners was received at the time.

Consultation in relation to Heritage Site-ID 16

MPDC staff have had ongoing engagement and consultation with Hato Hone St. John regarding their aspirations to purchase and develop Heritage Site-16.

2.2 Consultation with iwi authorities and responses

Engagement with iwi authorities has been undertaken on the following matters which are included in the plan change:

Sites at Okauia Springs Road and 639 Mowbray Road that are identified for cultural redress through the Ngāti Hinerangi Claims Settlement Act 2021

- The Ngāti Hinerangi Claims Settlement Act 2021 formally revoked the reserve status from the Okauia Property. Therefore, the settlement confirms that Ngāti Hinerangi does not wish for the site to retain reserve status. The Turanga o Moana Property was never classified as a reserve under the Reserves Act 1977.
- While the legislation removed the reserve status, it did not alter the MPDP, which still identifies both sites with a reserve layer. The removal of this layer from the MPDP is considered the final step in aligning planning provisions with the outcomes of the settlement.
- As part of informal consultation phase for PC61 undertaken in October 2024, the landowners of both sites received a formal letter advising that Council proposed to remove the reserve layer from the site in the MPDP. No feedback or objections were received in response.

Site at Taihoa South Road

- On 9 December 2009, Council resolved to approve the request by Hall Committee of Taihoa Hall and the targeted rate payers of the Taihoa Hall area to dispose of the Hall. In January 2009, a survey was issued to all targeted rate payers of the Taihoa Hall area to confirm this. The Council also resolved to instruct Council staff to dispose of the land and buildings to maximise the return to Council.
- The site is owned by MPDC, and the Hall was demolished in 2010-2011. The Parks and Facilities Planning Team Leader of MPDC has advised that the Council has no strategic interest in retaining the site.
- On 16 May 2018, Council received a submission to the LTP 2018-28 from potential buyers concerned about the reserve layer on the site. Included in LTP schedule of decisions, Council said “*sections can't be sold as they are zoned as reserve layer in the District Plan and will require consent and neighbour approval for building on. The plan is to remove this zoning for this site and other similar sites in the District Plan as part of an upcoming rural settlement District Plan Change*”
- The removal of the reserve layer from the site was subsequently intended to be addressed through Plan Change 53 Settlements. However, this component of the plan change did not proceed, and PC53 was later made operative in 2021 without it.
- Recently, in November 2025, Council formally engaged with Ngāti Hinerangi and Raukawa because the site is situated within a statutory acknowledgement area. The site is located within the Taihoa geothermal field as per the Raukawa Claims Settlement Act 2014 and Ngāti Hinerangi Settlement Claims Act 2021.
- Advice from Raukawa Charitable Trust (RCT) was received and confirmed that they do not object to MPDC seeking an exemption application to remove the reserve layer from the site.
- Advice from Ngāti Hinerangi was also received and confirmed that they do not object to MPDC seeking an exemption application to remove the reserve layer from the site.

2.3 Response or advice received from iwi authorities

Staff provided iwi authorities with the PC65 material for review and comment from 10 April to 11 May 2026, as required by Clause 4A of Schedule 1 of the RMA. However, no feedback was received during this period.

3 Approach to evaluation

3.1 Scale and significance

Section 32(1)(a) of the RMA requires that a Section 32 report contain a level of detail that corresponds with the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of this proposal.

The matters addressed through the proposed plan change are primarily considered to be of a small scale and of low significance as they address minor issues that have caused difficulties in the application of the MPDP.

Reference to the Ministry for the Environment (MfE) criteria for assessing scale and significance has been made ([guide-to-section-32-of-resource-manangement-amendment-act-1991.pdf](#)). The comments below relate to the criteria:

- **Reasons for the change:** The purpose of these amendments is to ensure the MPDP is practical and fit for purpose by removing outdated regulatory barriers that no longer align with current practice. Therefore, it is important to progress these matters to ensure the plan is workable, the provisions are clear, and it accurately reflects current circumstances while remaining easy for users to interpret.
- **Degree of shift from the status quo:** The proposed amendments do not introduce significant changes to the MPDP. Instead, they focus on correcting localised and targeted provisions where the current rules are either misaligned with MPDP practice, unworkable in their current form, or contain outdated and unnecessary regulatory barriers that affect specific sites in the district. For example, in Section 1.2 of the report, matters 3, 6, and 7 seek to address provisions that are misaligned with the current application of the MPDP. Matter 5 seeks to resolve rules that have proven to be unworkable. Finally, matters 2, 4, 8, 9, 10, 11 seek to remove outdated regulatory barriers that no longer reflect the current circumstances or land-use on the identified sites.
- **Who and how many will be affected:** Given the limited scope of these matters, the proposed amendments are not expected to affect a significant number of people or attract substantial engagement. Instead, the effects of the matters are limited to those directly associated with certain sites (e.g. removal of the reserve layer on various sites, removal of heritage sites, removal of DCP from sites), or they provide more enabling, workable, and accurately aligned provisions within the MPDP that reflect how the plan is administered in practice for plan users and the development community (e.g. amendments to subdivision standards for terrace housing in Lockerbie Precinct, amendments to rules related to dwelling and dwelling based activity for the Residential Zone 3.1 to 3.4 in the Activity Table).
- **Degree of impact on, or interest from iwi/Māori:** Similarly, due the limited scope of the matters, they are not considered to generate significant interest or engagement from iwi authorities. However, two matters involve the removal of the reserve layer from cultural redress properties within the Ngāti Hinerangi area of interest, as well as from the Taihoa South Road site located within the shared statutory acknowledgement area of

Raukawa and Ngāti Hinerangi. The proposals are not considered to adversely affect the sites. Instead, they seek to help remove unnecessary regulatory barriers and create opportunities for more appropriate use and development in the future.

- **When will the effects occur:** The effects of addressing these matters will have ongoing benefits which are expected to improve certainty for plan users, affected landowners, and the wider community, thereby enhancing the overall effectiveness of the MPDP.
- **Geographic scale of impacts:** The scale of impacts is highly localised, involving changes to specific sites or targeting planning provisions that affect only certain parts of the MPDP. For example, the plan change will help to provide confidence for people to go ahead with development proposals on specific sites where heritage buildings have been removed but the heritage notation remains or where the reserve overlay in the District Plan is no longer required. While the other targeted planning provisions will help provide greater certainty for plan users regarding the current MPDP provisions, ensuring alignment and making the MPDP more practical to apply to consent processes and land-use activities.
- **Type of effect:** The anticipated effects are minor in scale but are expected to deliver significant positive outcomes, with a low likelihood of unintended consequences. The effects are expected to provide substantial benefits to those specific sites located in urban and rural environments e.g. deletion of heritage Site-ID 16 (urban), removal of reserve layer on former Ngarua Recreation Reserve (rural). Overall, the changes are expected to generate beneficial economic, environmental and social effects for the community.
- **Degree of policy risk, implementation risk, or uncertainty:** Given the amendments focus on removing regulatory barriers for certain sites and correcting targeted provisions of the MPDP, the reaction from affected landowners, plan users and the community is anticipated to be positive and supportive of the plan change. The proposed provisions do not introduce any untested planning approaches, and the evidence base supporting the changes is considered strong, as the amendments largely seek to remove outdated planning provisions and refine existing district plan provisions to improve clarity. As a result, the expected benefits and costs are relatively certain.

For the previous reasons, the matters included in this plan change are considered to be of low scale and significance.

3.2 Quantification

Section 32(2)(b) of the RMA requires that if practicable the benefits and costs of a proposal are quantified.

Given the proposed amendments are assessed to be of low scale and significance, it is not considered necessary to quantify the benefits and costs. There are specific sites included as part of the plan change which seek to remove regulatory barriers and reduce unnecessary consent costs for landowners by eliminating outdated planning provisions.

3.3 Choice of evaluation method(s)

Section 32 of the RMA requires that the scale of the evaluation be proportionate to the significance of the issues and the anticipated effects of the proposed amendments.

The purpose of this plan change is to rectify issues with MPDP that have led to inefficiencies, unintended consequences or proved unworkable in practice. Therefore, due to the nature and scope of the plan change, a targeted and appropriate effects-based evaluation methodology has been adopted.

This involves an identification of preferred options and assessment of effectiveness, efficiency, benefits, costs, and risks related to each matter in the plan change and how it achieves the objectives of the proposal.

4 Evaluation of Objectives of the Proposal

The objectives of the plan change are to:

1. Correct minor errors that are considered unworkable or have led to unintended consequences to improve the effectiveness of the MPDP
2. Amend the MPDP to assist in its consistent administration
3. Provide greater clarity and certainty to applicants and the public in regard to the provisions of the MPDP
4. Remove unnecessary regulatory barriers for the use and development of land in the Matamata-Piako District
5. Remove unnecessary compliance costs, delays and confusion when applying rules in the MPDP for plan users during consent stage
6. Remove unnecessary regulatory barriers and consent costs and requirements on sites where the existing land-use no longer aligns with outdated planning provisions
7. Amend the relevant District Plan Schedule and Planning maps where there are unintended consequences for heritages sites that have had the scheduled building relocated or removed from the site
8. Amend the MPDP and Planning maps where there are unintended consequences for reserve sites that no longer require the reserve layer in the MPDP
9. Support better environmental and planning outcomes that enable more intensive development and a wider range of housing choices such as terrace housing within the Lockerbie Precinct.

5 Identify and assess reasonably practicable options

Under Section 32(1)(b) of the RMA, the Council must identify and examine reasonably practicable options for achieving the objectives of the proposal. This is assessed further in the Section 6 of the report.

6 Evaluation of preferred option(s) for provisions (policies and methods)

6.1 Table identification of preferred options and assessment of effectiveness, efficiency, benefits, costs, risk

The tables below provide an assessment of each matter included in the plan change against its effectiveness, efficiency, benefits, costs, risk in achieving the objectives of the proposal.

In summary, the three options that have been identified for each of the amendments are:

- Retain the status quo – do nothing
- Amend chapter as per the plan change
- Wait for the MPDC land use plan to be developed under the new Bills

These options are the most practicable for the matters subject to the plan change. Given the proposed replacement of the RMA, a chapter in the land use plan under the new Bills is considered more likely than waiting for a review of MPDP. This is because, under the ongoing RMA reform, district councils will no longer have their own standalone district plans. Instead, they will be responsible for developing district specific land use planning chapters, which will be integrated into the regional combined plan, including the regional spatial plan that is expected to be completed by 2028.

Table 1 – 12.1 Activities on the Surface of Water – To remove reference to the speed of vessels and structures over water related to Section 12.1 Surface of water, the associated assessment criteria in 1.4.17 Surface of water and 12.2 Activity Table.

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- Retain the status quo or do nothing	Option 2- Amend chapter 12.1 ASW that relates to WRC function	Option 3- Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- There may be costs to regulate and explain unnecessary provisions that are not the responsibility of Council.</p> <p>Social – It will remain unclear to plan users as to who has the responsibility for regulating the speed of motorised vessels on the Waihou river and structures over the surface of water.</p> <p>Cultural - no identified cultural costs and benefits</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- It is important that the MPDP is corrected to reflect that Waikato Regional Council are the appropriate authority for regulating the speed of motorised vessels on the Waihou river and structures over the surface of water. This will benefit Council, as they will not have become involved in any compliance matters.</p> <p>Social – The amendments will make it clear to plan users that the Waikato Regional Council is responsible for regulating the speed of motorised vessels on the Waihou river and structures over the surface of water.</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- There will continue to be costs to regulate and explain unnecessary provisions that are not the responsibility of Council until such time as the provisions are corrected.</p> <p>Social - It will continue to be unclear for plan users as to who has responsibility for regulating the speed of motorised vessels on the Waihou river and structures over the surface of water.</p> <p>Cultural- no identified cultural costs and benefits</p>

		Cultural - no identified cultural costs and benefits	
Effectiveness/Efficiency	<p>It is not efficient to do nothing as the MPDP needs to be corrected to ensure that if any issues arise, they can be properly regulated by the correct authority.</p> <p>It is also not efficient to do nothing by retaining these rules in the MPDP as it is likely to be more costly to address this through a separate process later and would take significantly longer to resolve.</p>	<p>It is more effective and efficient to make the amendments now. This will ensure the MPDP is corrected to reflect the correct authority for regulating the speed of motorised vessels on the Waihou river and structures over the surface of water.</p> <p>It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues through a separate plan exemption process later.</p>	<p>It is not effective to wait for the land use plan to be developed to make these amendments. This does not affirm the correct authority's role (WRC) as the responsible agency for monitoring and enforcing compliance on this matter.</p> <p>It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would likely delay resolving the issue and hinder the effective administration of the MPDP.</p>
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred Option	The preferred option is option 2 to remove the reference to speed of vessels and structures over water in the MPDP.		
The preferred Option achieves the Objectives of the Proposal	The preferred option achieves Objective 1, 2, 3 and 5 of the proposal. It achieves this by correcting errors that have resulted in unintended consequences in application of the MPDP, supporting the consistent administration of the MPDP and providing greater clarity and certainty for plan users when interpreting these provisions.		



Table 2 - Removal of Development Concept Plans – To remove the Development Concept Plans (DCP) from former NZ Mushroom Sites at Snell Street and Taukoro Road, Morrinsville and retain the underlying Industrial Zone and Rural Zone.

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- retain the status quo or do nothing	Option 2- Remove DCP's and underlying zones to continue – Industrial Zone at Snell St, Morrinsville & Rural Zone at Taukoro Road, Morrinsville	Option 3 - Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental – Retaining the DCPs may imply that the sites could still be used for mushroom industry activities. However, evidence presented to the Environment Court has demonstrated that these activities generated significant adverse effects on the town of Morrinsville and were consequently ceased in 2010-2011. Therefore, it is not advisable to leave this possibility open.</p> <p>Economic- The DCPs relate specifically to the former mushroom-growing operation, which has since relocated due to the disestablishment of the activities in 2011. The sites are now used for entirely different purposes. Accordingly, retaining the DCPs is no longer appropriate or necessary, as the</p>	<p>Environmental – This will remove any opportunity for mushroom-industry activities to be re-established on the sites and will provide greater certainty to the community about the expected effects and intended environmental outcomes enabled by the underlying industrial and rural zone framework.</p> <p>Economic – The DCPs relate specifically to the former mushroom-growing operation, which has since relocated due to the disestablishment of the activities in 2011. The sites are now used for entirely different purposes. Removing the DCPs will make clear that future use and development of the sites are governed solely by the underlying</p>	<p>Environmental - Retaining the DCPs may imply that the sites could still be used for mushroom industry activities. However, evidence presented to the Environment Court has demonstrated that these activities generated significant adverse effects on the town of Morrinsville and were consequently ceased in 2010-2011. Therefore, it is not advisable to leave this possibility open.</p> <p>Economic- The sites are now used for entirely different purposes. Accordingly, retaining the DCPs for a prolonged period is not appropriate, as the use and development of the sites are already permitted and enabled by the underlying zoning.</p> <p>Social – The retention of the outdated DCPs will continue to</p>

	<p>use and development of the sites are already permitted and enabled by the underlying zoning.</p> <p>Social – The retention of the outdated DCPs will continue to create uncertainty for the landowners and community about anticipated environmental outcomes and future use of the sites.</p> <p>Cultural – no known costs or benefits.</p>	<p>zoning, which is considered adequate and continues to provide an enabling framework to manage and support current activities.</p> <p>Social – This will enable further employment opportunities compatible with the ongoing activities anticipated in both zones. Similarly, it will give the community and landowners greater certainty about the expected environmental outcomes and the future use of the sites.</p> <p>Cultural – no identifiable cultural costs or benefits.</p>	<p>create uncertainty for the landowners and community about anticipated environmental outcomes and future use of the sites.</p> <p>Cultural – no identifiable costs or benefits.</p>
Effectiveness/Efficiency	<p>It is not effective to do nothing by retaining the DCPs, as the existing land use of these sites no longer align with the outdated DCP planning provisions. As a result, the DCP is no longer appropriate or applicable to both site's ongoing and future use.</p> <p>It is also not efficient to do nothing by retaining the DCPs as it is likely to be more costly to address this through a separate process later and would take significantly longer to resolve.</p>	<p>It is more effective to remove the DCPs now. This will ensure the MPDP accurately reflects the current land uses of the sites by eliminating outdated DCP provision. In addition, due of the history of the sites, the DCPs are no longer appropriate or necessary, as the use and development of the sites are already permitted and enabled by the underlying zoning.</p>	<p>It is not effective to do nothing and wait for land use plan is developed to make these amendments. As the existing land use of these sites no longer aligns with the outdated DCP planning provisions. As a result, the DCP is no longer appropriate or applicable to both site's ongoing and future use.</p> <p>It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would</p>

		It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues through a separate plan exemption process later.	likely delay resolving the issue and hinder the effective administration of the MPDP.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred Option	The preferred option is option 2 to remove the DCPs from the sites at Snell St and Taukoro Rd.		
The preferred Option achieves the Objectives of the Proposal	The preferred option achieves Objective 2, 5 and 6 of the proposal. It achieves this by correcting the MDPP to assist its consistent administration and removes unnecessary regulatory barriers and consent costs/requirements on the site where the existing land-use no longer aligns with outdated planning provisions. This provides the current landowners with greater certainty about the use and development opportunities for the site.		

Table 3 – Subdivision standards for terrace housing in PREC1-Lockerbie –To align the 6.2 subdivision standards for terrace housing with the additional activity standards in 6.3.14 MRZ PREC1-Lockerbie.

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- retain the status quo or do nothing	Option 2- Align 6.2 subdivision standards for terrace housing with activity standards in 6.3.14 MRZ PREC1-Lockerbie	Option 3- Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental – Refraining from making these amendments will limit opportunities to achieve improved environmental outcomes, which includes the ability to utilise a wider range of lot sizes for terraced housing within the Lockerbie Precinct.</p> <p>Economic- This will leave the provisions unaligned, which may result in unintended consequences and unnecessary consent issues for applicants proposing to establish terraced housing.</p> <p>Social – Retaining the current provisions restrict developers to specific lot sizes for terraced housing,</p>	<p>Environmental – The amendments will enable a greater range of lot sizes to be utilised for terraced housing (i.e. between 150m² to 325m²). Overall, this would help support improved environmental outcomes by allowing more efficient and appropriately scaled development across a wider variety of sites.</p> <p>Economic- Aligning these provisions will help remove unnecessary consent issues for developers/applicants. It will also create greater opportunities for establishing terraced housing within the Lockerbie Precinct.</p> <p>Social – Provides developers with greater flexibility and design options to enable terraced housing across a wider</p>	<p>Environmental – Refraining from making these amendments will continue to limit opportunities to achieve improved environmental outcomes, which includes the ability to utilise a wider range of lot sizes for terraced housing within the Lockerbie Precinct.</p> <p>Economic – This will leave the provisions unaligned for a prolonged period, which may result in unintended consequences and unnecessary consent issues for applicants proposing to establish terraced housing.</p> <p>Social – Retaining the current provisions restrict developers to specific lot sizes for terraced housing, reducing flexibility and potentially leading to poorer design outcomes. In addition, this does not provide clarity to plan users regarding the provisions that apply</p>

	<p>reducing flexibility and potentially leading to poorer design outcomes. In addition, this does not provide clarity to plan users regarding the provisions that apply to terraced housing within the Lockerbie Precinct.</p> <p>Cultural – no identified cultural costs and benefits</p>	<p>range of lot sizes (i.e. between 150m² to 325m²). It also offers clearer guidance for plan users and developers regarding the provisions that apply to terraced housing within the Lockerbie Precinct.</p> <p>Cultural - no identified cultural costs and benefits</p>	<p>to terraced housing within the Lockerbie Precinct.</p> <p>Cultural – no identified cultural costs and benefits</p>
Effectiveness/Efficiency	<p>It is not effective to do nothing and refrain from making these amendments. The misalignment of provisions would continue to lead to unintended consequences and unnecessary consent issues for applicants proposing to establish terraced housing.</p> <p>It is also not efficient to do nothing by retaining the DCPs as it is likely to be more costly to address this through a separate process later and would take significantly longer to resolve.</p>	<p>It is more effective to make these amendments now. This will ensure the MPDP has correctly aligned the provisions to avoid future unintended consequences and unnecessary consent issues for applicants proposing to establish terraced housing within the Lockerbie precinct.</p> <p>It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues through a separate plan exemption process later.</p>	<p>It is not effective to do nothing and wait for land use plan is developed to make these amendments. The misalignment of provisions would continue to lead to unintended consequences and unnecessary consent issues for applicants proposing to establish terraced housing.</p> <p>It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would likely delay resolving the issue and hinder the effective administration of the MPDP.</p>
Risk of acting/not acting – uncertain or insufficient information	<p>The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.</p>		

Preferred Option	The preferred option is option 2 to align 6.2 subdivision standards for terrace housing with the additional activity standards in 6.3.14 MRZ PREC1-Lockerbie.
The preferred Option achieves the Objectives of the Proposal	The preferred option achieves Objective 3, 5, and 9 of the proposal. It achieves this by providing greater clarity and certainty about the MPDP provisions for applicants and the public, removing unnecessary compliance costs, assessment delays, and confusion at the consent stage, and supporting improved environmental and social outcomes that enable more intensive development within the Lockerbie Precinct.



Table 4 – SCHED1-HH Site ID-16, Site ID-19, Site ID-23 – Delete Site ID 16 – McDonald Cottage Morrinsville, delete Site ID 19 – Thames Valley Electric Power Board Building Firth Street Matamata and delete Site ID 23 – Former Borough Council Office (Matamata-Piako District Council Area Office Corner Tainui & Tui Streets Matamata).

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- retain the status quo or do nothing	Option 2- Delete SCHED1-HH Site ID-16, Site ID-19 and Site ID-23	Option 3- Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic – This will continue to create uncertainty for current landowners and future purchasers or developers regarding existing land use and potential development opportunities on the sites. This will also retain outdated regulatory barriers and impose unnecessary consent costs and requirements on the ongoing and future use and development of the sites.</p> <p>Social – Retaining the sites in the schedule will continue to provide uncertainty to the public and developers regarding</p>	<p>Environmental – no environmental costs or benefits identified.</p> <p>Economic – This will provide current and future landowners or developers greater certainty regarding the existing land use and development opportunities for the sites, given that the scheduled buildings have already either been relocated or demolished. This will also help to remove unnecessary regulatory barriers and consent costs/requirements for the ongoing and future use and development of the sites.</p> <p>Social – Proceeding the deletion of these heritage sites will provide certainty to the public and developers regarding both current and future land use. In particular, removing Site ID 16 will help</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- This will continue to create uncertainty for current landowners and future purchasers or developers regarding existing land use and potential development opportunities on the sites. This will also retain outdated regulatory barriers and impose unnecessary consent costs and requirements on the ongoing and future use and development of the sites.</p> <p>Social - Retaining the sites in the schedule will continue to provide uncertainty to the public and developers regarding both current and future land use. This will also hinder opportunities to provide improved social outcomes and provide an important service to the community.</p>

	<p>both current and future land use. This will also hinder opportunities to provide social outcomes and provide an important service to the community.</p> <p>Cultural – This will retain the protection and outdated heritage notation associated with the Site ID-16 and McDonald Cottage building, despite its relocation off the site.</p>	<p>enable improved social outcomes and support development that promotes public safety and wellbeing.</p> <p>Cultural – Proceeding with the deletion of Site ID 16 will remove the protection currently associated with the building, as it has since been relocated to the Morrinsville Museum. However, its new location is considered appropriate and sufficient to conserve its heritage value and significance.</p>	<p>Cultural - This will retain the protection and outdated heritage notation associated with the Site ID-16 and the McDonald Cottage building, despite its relocation off the site.</p>
Effectiveness/Efficiency	<p>It is not effective to do nothing by retaining the heritage sites in the schedule. As the existing land use of these sites no longer align with the outdated heritage notation. As a result, the heritage notation is no longer appropriate or applicable to the site's ongoing and future use. It is also not efficient to do nothing by retaining the DCPs as it is likely to be more costly to address this through a separate</p>	<p>It is more effective to make these amendments now. This will ensure the MPDP accurately reflects the current land use and situation on these sites, as the scheduled buildings have either been relocated or demolished. Therefore, the outdated heritage notation is no longer appropriate and can unintentionally lead to unnecessary regulatory barriers for the ongoing and future use and development of the sites.</p>	<p>It is not effective to do nothing and wait for land use plan is developed to make these amendments. As the existing land use of these sites no longer aligns with the outdated heritage notation. As a result, the heritage notation is no longer appropriate or applicable to the site's ongoing and future use.</p> <p>It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would likely delay resolving the issue, result in higher consent processing costs, and</p>

	process later and would take significantly longer to resolve.	It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues through a separate plan exemption process later.	hinder the effective administration of the MPDP.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred Option	The preferred option is option 2 to delete Site ID-16, Site ID-19, Site ID-23 from the District Plan Schedule and Planning maps.		
The preferred Option achieves the Objectives of the Proposal	The preferred option achieves Objective 6 and 7 of the proposal. It achieves this by removing unnecessary regulatory barriers and consent-related costs or requirements on these sites that still operate under outdated planning provisions. Additionally, it helps prevent unintended consequences for these sites, given that the scheduled building is no longer located on-site.		

Table 5 – Amendments to the Development Controls 3.1.4(ii) relating to household recreational space for accommodation facilities.

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- retain the status quo or do nothing	Option 2- Amend Development Controls 3.1.4(ii) relating to household recreational space for accommodation facilities.	Option 3- Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Plan users and consent planners will continue to face difficulty when applying this rule, which has led to confusion, further assessment delays and unnecessary costs for the applicant to achieve compliance.</p> <p>Social – Limits developers’ design flexibility, because the proposal must meet a rule that is not practical to implement. Therefore, this may lead to poorly designed outcomes when considering outdoor living spaces for accommodation facilities.</p> <p>Cultural – no identified cultural costs and benefits</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Proceeding with amendments to these rules will help to reduce regulatory barriers, delays and additional costs to applicants at consent stage. Additionally, this would provide developers with increased design flexibility.</p> <p>Social – Provides developers with better design flexibility, which can help lead to outdoor living spaces that are more functional and appropriate tailored to a different types of accommodation facilities.</p> <p>Cultural – no identified cultural costs and benefits</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Consent planners and applicants will continue to face difficulty in applying this rule which could lead to further assessment, delays during consent stage. Additional unnecessary costs to achieve compliance with the rules are borne by the applicant to deal with as part of the consent application.</p> <p>Social - Limits developers’ design flexibility, because the proposal must meet a rule that is not practical to implement. Therefore, this may lead to poorly designed outcomes when considering outdoor living spaces for accommodation facilities.</p> <p>Cultural – no identified cultural costs and benefits</p>

<p>Effectiveness/Efficiency</p>	<p>It is not effective to do nothing as the MPDP contains an unworkable rule, which cannot be appropriately applied to any consent processes for accommodation facilities in the Residential Zone. This can lead to unnecessary assessment delays and additional compliance costs for applicants during the consent stage.</p> <p>It is also not efficient to do nothing by retaining this rule in the MPDP as it is likely to be more costly to address this through a separate process later and would take significantly longer to resolve.</p>	<p>It is more effective to make these amendments now to ensure the MPDP does not retain unworkable rules that would otherwise create ongoing confusion, regulatory barriers and additional compliance costs for applicants and developers.</p> <p>It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues through a separate plan exemption process later.</p>	<p>It is not effective to do nothing and wait for land use plan is developed to make these amendments. This does not reduce regulatory barriers, unnecessary delays and compliance costs for applicants during consent stage. Additionally, this does not provide further clarity to plan users regarding the current provisions in the MPDP and how they are intended to be administered.</p> <p>It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would likely delay resolving the issue, result in higher consent processing costs, and hinder the effective administration of the MPDP.</p>
<p>Risk of acting/not acting – uncertain or insufficient information</p>	<p>The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.</p>		
<p>Preferred Option</p>	<p>The preferred option is option 2 to amend Development Controls 3.1.4(ii) relating to household recreational space for accommodation facilities in the Residential Zone.</p>		
<p>The preferred Option achieves the Objectives of the Proposal</p>	<p>The preferred option achieves Objective 1, 2, 3 and 5 of the proposal. It achieves this by correcting minor, unintentional errors that are unworkable and have led to unintended consequences in the application of the MPDP. This supports the consistent administration of the MPDP and provides greater clarity to plan users regarding these provisions. Additionally, it will help to remove unnecessary compliance costs, delays and confusion for applicants and planners during consent stage.</p>		

Table 6 – Inserting an advice note related to General Access Standards 9.1.2(ix)(b) in the Rural and Rural-Residential Zone, Industrial Zone and Business Zone.

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- retain the status quo or do nothing	Option 2- Inserting an advice note related to General Access Standards 9.1.2(ix)(b) in identified zones.	Option 3- Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Plan users and consent planners will continue to face confusion and difficulty in situations where an applicant’s garage or carport encroaches into the front yard setback in the identified zones. Furthermore, this can cause future disputes and assessment delays between the planner and applicant at the consent stage.</p> <p>Social- This will continue to create uncertainty and ongoing interpretation difficulties for the public and plan users.</p> <p>Cultural – no identified cultural costs and benefits</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Proceeding with the insertion of an advice note to the identified zones will prevent unnecessary confusion and assessment delays at consent stage.</p> <p>Social - This will also help provide clarity and more consistent interpretation guidance for the public and plan users.</p> <p>Cultural – no identified cultural costs and benefits</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Plan users and consent planners will continue to face confusion and difficulty in situations where an applicant’s garage or carport encroaches into the front yard setback in the identified zones. Furthermore, this can cause future disputes and assessment delays between the planner and applicant at the consent stage.</p> <p>Social – This will continue to create uncertainty and ongoing interpretation difficulties for the public and plan users.</p> <p>Cultural – no identified cultural costs and benefits.</p>
Effectiveness/Efficiency	It is not effective to do nothing and refrain from inserting the	It is more effective to insert the advice notes in these	It is not effective to do nothing and wait for land use plan is developed

	<p>advice notes in these identified zones. Without these notes, the MPDP lacks clear, consistent and accurate linkages to the relevant provisions for situations where a garage or carport encroaches into the front yard setback. Ultimately, this can result in future disputes and assessment delays between the planner and applicant during the consent stage.</p> <p>It is also not efficient to do nothing by refraining from inserting the advice notes in these identified zones. As it is likely to be more costly to address this through a separate process later and would take significantly longer to resolve.</p>	<p>identified zones now. This will ensure plan users, consent planners and applicants understand the link to Rule 9.1.2(ix)(b) when assessing situations where a garage or carport encroaches into the front yard setback. It is important the MPDP is clear to prevent unnecessary confusion and avoid delays during consent processing.</p> <p>It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues through a separate plan exemption process later.</p>	<p>to make these amendments. This will not address the current confusion and unnecessary assessment delays for consent planners and applicants. Additionally, this does not provide plan users with any further clarity regarding the current MPDP provisions and how they are intended to be administered.</p> <p>It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would likely delay resolving the issue and hinder the effective administration of the MPDP.</p>
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred Option	The preferred option is option 2 to insert an advice note related to General Access Standards 9.1.2(ix)(b) in the Rural and Rural-Residential Zone, Industrial Zone and Business Zone.		
The preferred Option achieves the Objectives of the Proposal	The preferred option achieves Objective 2, 3 and 5 of the proposal. It achieves this by supporting the consistent administration of the MPDP and provides greater clarity to plan users regarding these provisions. Additionally, it will help to remove unnecessary compliance costs, assessment delays and confusion for applicants and planners during consent stage.		

Table 7 – Amendments to rules related to dwelling and dwelling based activities 3.1 to 3.4 in the Activity Table.

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- Retain the status quo or do nothing	Option 2- Amend rules related to dwelling and dwelling based activities 3.1 to 3.4 in the Activity Table	Option 3- Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental – no environmental costs or benefits identified.</p> <p>Economic- Refraining from making these amendments will continue to cause confusion and lead to unnecessary resource consent issues and costs associated with Rules 3.1 to 3.4 for dwelling and dwelling based activities. Additionally, it will not ensure that applicants and plan users interpret the rules in a way that aligns with MPDC’s current approach.</p> <p>Social – This will not meet public expectations and will contribute to uncertainty regarding MPDC’s current application of these rules, potentially leading to unnecessary resource consent issues and costs for applicants. Furthermore, the interpretation</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Proceeding with these amendments will help to prevent unnecessary confusion and additional consent costs that relate to the rules for dwelling and dwelling based activities 3.1 to 3.4. Additionally, the amendments will ensure the MPDP is clear and consistent with MPDC’s current application of the rules.</p> <p>Social – This will support public expectations and provide certainty around MPDC’s current application of these rules in the MPDP, helping to prevent unnecessary resource consent issues for applicants. Additionally, it will also ensure that the interpretation of these rules is consistent and easy</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Refraining from making these amendments will continue to cause confusion and lead to unnecessary resource consent issues and costs associated with Rules 3.1 to 3.4 for dwelling and dwelling based activities. Additionally, it will not ensure that applicants and plan users interpret the rules in a way that aligns with MPDC’s current approach.</p> <p>Social - This will not meet public expectations and will contribute to uncertainty regarding MPDC’s current application of these rules, potentially leading to unnecessary resource consent issues and costs for applicants. Furthermore, the interpretation of these rules will remain unclear for all plan users.</p> <p>Cultural – no identified cultural costs and benefits</p>

	of these rules will remain unclear for all plan users. Cultural – no identified cultural costs and benefits	to comprehend for all plan users. Cultural – no identified cultural costs and benefits	
Effectiveness/Efficiency	<p>It is not effective to do nothing and refrain from making these amendments. As this will continue to create confusion for plan users and lead to unintended consequences and unnecessary resource consent issues/costs associated with Rules 3.1 to 3.4 for dwelling and dwelling based activities.</p> <p>It is also not efficient to do nothing by refraining from inserting the advice notes in these identified zones. As it is likely to be more costly to address this through a separate process later and would take significantly longer to resolve.</p>	<p>It is more effective to make these amendments now. This will prevent unintended consequences, unnecessary confusion and additional consent issues/costs that relate to the rules for dwelling and dwelling based activities 3.1 to 3.4. Additionally, the amendments will ensure the MPDP is clear and consistent with MPDC’s current application of the rules.</p> <p>It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues through a separate plan exemption process later.</p>	<p>It is not effective to do nothing and wait for land use plan is developed to make these amendments. As this will continue to create confusion for plan users and lead to unintended consequences and unnecessary resource consent issues/costs associated with Rules 3.1 to 3.4 for dwelling and dwelling based activities. Additionally, this does not provide further clarity to plan users regarding the current rules in the MPDP and how they are intended to be administered.</p> <p>It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would likely delay resolving the issue and hinder the effective administration of the MPDP.</p>
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred Option	The preferred option is option 2 to amend rules related to dwelling and dwelling based activities 3.1 to 3.4 in the Activity Table.		
The preferred Option achieves the Objectives of the Proposal	The preferred option achieves Objective 2, 3 and 5 of the proposal. It achieves this by supporting the consistent administration of the MPDP and providing greater clarity to plan users regarding the application of these rules. Additionally, it will help to remove unnecessary consent or compliance		

	costs, assessment delays and confusion for applicants and planners when applying these rules during the consent stage.
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Table 8 – Removal of reserve layer on Former Ngarua Recreation Reserve

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- retain the status quo or do nothing	Option 2- Removal of reserve layer on Former Ngarua Recreation Reserve	Option 3- Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental – no environmental costs or benefits identified.</p> <p>Economic – Retaining the reserve layer will continue to impose unnecessary consent costs and uphold planning restrictions that limits how the site can be used or developed. MPDC and DOC have confirmed they have no longer have a strategic purpose for the site. Consequently, the site is likely to remain undeveloped or under-utilised until the outdated reserve layer is removed.</p> <p>Social – Retaining the reserve layer will continue to create unintended consequences for both the site’s owners and the public, contributing to ongoing</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- This will help to eliminate unnecessary consent costs and reduce regulatory barriers, making it easier to use and develop the site for future owners. It is also likely to make the site more appealing to prospective purchasers, who can make more effective use of the site to meet present-day needs. Since MPDC was appointed to administer and control the reserve, the council can also benefit from a share in the potential proceeds of the disposal of the land.</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- If the reserve layer is retained and deferred to the land use plan as part of the new Bills, it will continue to impose unnecessary consent costs and uphold planning restrictions that limits how the site can be used or developed. MPDC and DOC have confirmed they no longer have a strategic purpose for the site. Consequently, the site is likely to remain undeveloped or under-utilised for a prolonged period until the outdated reserve layer is removed.</p> <p>Social – Retaining the reserve layer will continue to create unintended consequences for both the site’s owners and the public,</p>

	<p>uncertainty about how the land can be used.</p> <p>Cultural – no identified cultural costs and benefits.</p>	<p>Social – This will improve public certainty about the site’s land use and creates opportunities for prospective purchasers to make more effective use of the land.</p> <p>Cultural – no identified cultural costs and benefits.</p>	<p>contributing to ongoing uncertainty about how the land can be used.</p> <p>Cultural – no identified cultural costs and benefits.</p>
Effectiveness/Efficiency	<p>It is not effective to do nothing and refrain from removing the reserve layer from the site. As the MPDP would continue to create unintended consequences and impose regulatory barriers. The existing land use is no longer aligned with the outdated planning provision. Consequently, this would prevent DOC from progressing with the land disposal, restricting potential buyers from utilising the site more effectively.</p> <p>It is also not efficient to do nothing by refraining from removing the reserve layer on the site. It is likely to be more costly to address this through a separate process and would</p>	<p>It is more effective to remove the reserve layer on the site now. This would eliminate unnecessary consent costs and reduce regulatory barriers in relation to the site’s land use. Additionally, this would enable DOC to proceed with disposal of the land and create opportunities for potential buyers to make more effective use and development of the site.</p> <p>It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues</p>	<p>It is not effective to do nothing and wait for land use plan is developed to make these amendments. Doing so will fail to address the existing unintended consequences and unnecessary regulatory barriers that restrict the use and development of the site. Consequently, DOC would face further delays in progressing with the disposal of the land, limiting potential buyers’ ability to make more appropriate and effective use of the site in the present day.</p> <p>It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would likely delay resolving the issue, result in higher consent processing costs, and</p>

	take significantly longer to resolve.	through a separate plan exemption process later.	hinder the effective administration of the MPDP.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred Option	The preferred option is option 2 to remove the reserve layer on the former Ngarua Recreation Reserve.		
The preferred Option achieves the Objectives of the Proposal	The preferred option achieves Objective 6 and 8 of the proposal. It achieves this by removing unnecessary regulatory barriers and consent costs/requirements on the site that arise from the outdated reserve layer. Additionally, removing the reserve layer will prevent any unintended consequences from affecting the site's use and development in the future.		



Table 9 – Removal of reserve layer on sites identified as cultural redress properties

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- retain the status quo or do nothing	Option 2- Removal of reserve layer on sites identified as cultural redress properties	Option 3- Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- This will leave the MPDP planning provisions to be misaligned with the outcomes of the Ngāti Hinerangi Claims Settlement Act 2021, which results in unintended consequences and confusion regarding the use of the sites.</p> <p>Social – Retaining the reserve layer will continue to create unintended consequences for both the site’s owners and the public, contributing to ongoing uncertainty about how the land can be used.</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Removing the reserve layer will ensure the MPDP is aligned with outcomes of the Ngāti Hinerangi Claims Settlement Act 2021, which will help to avoid unintended consequences and provide certainty to the landowners of the intended land use of the sites.</p> <p>Social - Removing the reserve layer will improve public certainty about the site’s intended land use.</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- This will leave the MPDP planning provisions to be misaligned with the outcomes of the Ngāti Hinerangi Claims Settlement Act 2021 for a prolonged period. This may result in unintended consequences and contribute to ongoing confusion regarding the land use of the site.</p> <p>Social – Retaining the reserve layer does not provide public certainty about the site’s intended land use.</p>

	<p>Cultural – Given that the Ngāti Hinerangi Claims Settlement Act vests these sites in private ownership, maintaining the reserve overlay fails to provide the iwi with clarity or certainty regarding the intended land use outcomes for the land.</p>	<p>Cultural – Removing the reserve overlay will provide iwi with greater clarity and certainty about the intended land use outcomes for the sites, given that the Ngāti Hinerangi Claims Settlement Act vests them in private ownership.</p>	<p>Cultural – Given that the Ngāti Hinerangi Claims Settlement Act vests these sites in private ownership, maintaining the reserve overlay fails to provide the iwi with clarity or certainty regarding the intended land use outcomes for the land.</p>
<p>Effectiveness/Efficiency</p>	<p>It is not effective to do nothing and refrain from removing the reserve layer from the site. As the sites are identified as cultural redress properties and are no longer recognised as reserves under the settlement legislation, retaining the reserve layer is no longer appropriate or necessary to manage the site’s use.</p> <p>It is also not efficient to do nothing by refraining from removing the reserve layer on the sites. It is likely to be more costly to address this through a separate process and would take significantly longer to resolve.</p>	<p>It is more effective to remove the reserve layer on the site now. This will ensure the MPDP planning provisions are aligned with the outcomes of the Ngāti Hinerangi Claims Settlement Act 2021.</p> <p>It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues through a separate plan exemption process later.</p>	<p>It is not effective to do nothing and wait for land use plan is developed to make these amendments. Doing so will fail to align the MPDP planning provisions with the outcomes of the Ngāti Hinerangi Claims Settlement Act 2021. This may result in unintended consequences and contribute to ongoing confusion regarding the land use of the site.</p> <p>It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would likely delay resolving the issue and hinder the effective administration of the MPDP.</p>

Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.
Preferred Option	The preferred option is option 2 to remove the reserve layer on sites identified as cultural redress properties.
The preferred Option achieves the Objectives of the Proposal	The preferred option achieves Objective 3 and 8 of the proposal. It achieves this by providing clarity and certainty to the public in regard to the provisions that apply to these sites in the MPDP. Additionally, removing the reserve layer will prevent any unintended consequences that could otherwise affect the site's ongoing and future land use.



Table 10 – Removal of reserve layer on site at 26 Ward Street

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- retain the status quo or do nothing	Option 2- Removal of reserve layer on site at 26 Ward Street	Option 3- Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Retaining the reserve layer will continue to create unintended consequences and impose unnecessary costs and consent requirements, limiting the landowners’ ability to use and develop the site to meet their needs.</p> <p>Social – Retaining the reserve layer will continue to constrain landowners’ ability to use and develop the site to meet their respective needs. This also creates uncertainty for both landowners and neighbouring properties regarding the site’s primary intended land use.</p> <p>Cultural – no identified cultural costs and benefits</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Removing the reserve layer will provide greater certainty and eliminate unnecessary regulatory barriers and associated consent costs, enabling landowners to use and develop the site in a way that meet their needs.</p> <p>Social - This will help to provide confidence and certainty for the landowners to use and develop the site to meet their respective needs.</p> <p>Cultural – no identified cultural costs and benefits</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- This would significantly hinder the current landowners’ ability to utilise and develop the site to meet present day needs.</p> <p>Social – This will not give landowners the certainty they need to understand how they can use and develop the site. It also creates uncertainty for neighbouring properties about the site’s intended primary land use.</p> <p>Cultural - no identified cultural costs and benefits</p>

Effectiveness/Efficiency	It is not effective to do nothing and refrain from removing the reserve layer from the site. This will continue to create unintended consequences, unnecessary regulatory barriers and associated consent costs for landowners to use and develop the site.	It is more effective to remove the reserve layer on the site now. This will eliminate unnecessary regulatory barriers and associated consent costs that are no longer aligned with the site's current land use.	It is not effective to do nothing and wait for land use plan is developed to make these amendments. Doing so will continue to uphold outdated regulatory barriers and associated consent costs that are no longer aligned with the site's current land use.
	It is also not efficient to do nothing by refraining from removing the reserve layer on the sites. It is likely to be more costly to address this through a separate process and would take significantly longer to resolve.	It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues through a separate plan exemption process later.	It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would likely delay resolving the issue and hinder the effective administration of the MPDP.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred Option	The preferred option is option 2 to remove the reserve layer on site at 26 Ward Street.		
The preferred Option achieves the Objectives of the Proposal	The preferred option achieves Objective 4, 6, and 8 of the proposal. It achieves this by removing any unnecessary regulatory barriers and consent costs/requirements for the ongoing use and development of the site, where the existing land use no longer aligns with the outdated reserve layer. Additionally, it achieves this by preventing any unintended consequences that could otherwise affect the site's future use and development in the future.		

Table 11 – Removal of reserve layer on site at Taihoa South Road

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1- retain the status quo or do nothing	Option 2- Removal of reserve layer on site at Taihoa South Road	Option 3- Wait for the MPDC land-use plan to be developed
Costs/Benefits	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Retaining the reserve layer will continue to impose regulatory and planning barriers to the sale of the land and hinder flexibility for its future use and development. MPDC have confirmed they have no longer have a strategic purpose for the site. Consequently, the site is likely to remain undeveloped or under-utilised until the outdated reserve layer is removed.</p> <p>Social – Retaining the reserve layer will continue to discourage public interest in purchasing the site and will constrain future land-use and development opportunities.</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- Removing the reserve layer will reduce constraints related to the sale of the land and enable greater flexibility for future use and development opportunities.</p> <p>Social – This will encourage greater public interest in purchasing the site and enable more effective land use to meet present needs. This will also provide greater certainty to the public regarding the site's intended land use.</p>	<p>Environmental- no environmental costs or benefits identified.</p> <p>Economic- It will continue to create unnecessary regulatory barriers that may significantly delay the sale of the land. In addition, it will restrict flexibility for the site's future use and development.</p> <p>Social – Retaining the reserve layer will continue to discourage public interest in purchasing the site and will constrain future land-use and development opportunities.</p> <p>Cultural – The site is situated in the statutory acknowledgement areas of Ruakawa and Ngāti Hinerangi. Consultation has occurred with Raukawa and Ngāti Hinerangi as part of the preparation of this plan change and they have raised no issue with the proposal to remove the reserve layer.</p>

	Cultural – The site is situated in the statutory acknowledgement areas of Ruakawa and Ngāti Hinerangi. Consultation has occurred with Raukawa and Ngāti Hinerangi as part of the preparation of this plan change and they have raised no issue with the proposal to remove the reserve layer.	Cultural – The site is situated in the statutory acknowledgement areas of Ruakawa and Ngāti Hinerangi. Consultation has occurred with Raukawa and Ngāti Hinerangi as part of the preparation of this plan change and they have raised no issue with the proposal to remove the reserve layer.	
Effectiveness/Efficiency	<p>It is not effective to do nothing and refrain from removing the reserve layer from the site. This will continue to impose regulatory and planning barriers to the sale of the land and hinder flexibility for its future use and development.</p> <p>It is also not efficient to do nothing by refraining from removing the reserve layer on the site. It is likely to be more costly to address this through a separate process and would take significantly longer to resolve.</p>	<p>It is more effective to remove the reserve layer on the site now. This will remove unnecessary regulatory barriers and associated consent costs for using and developing the site, which are no longer aligned with its current land use.</p> <p>It is also more efficient to make these amendments now, as part of this plan change, to avoid the additional costs and delays that would arise from addressing these issues through a separate plan exemption process later.</p>	<p>It is not effective to do nothing and wait for land use plan is developed to make these amendments. Doing so will continue to uphold unnecessary regulatory barriers and associated consent costs that are no longer aligned with the site’s current land use.</p> <p>It is also not efficient to wait for the land use plan to be developed, as the implementation of the plan is anticipated to take another few years. This would likely delay resolving the issue and hinder the effective administration of the MPDP.</p>
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred Option	The preferred option is option 2 to remove the reserve layer on site at Taihoa South Road.		

The preferred Option achieves the Objectives of the Proposal	The preferred option achieves Objective 6 and 8 of the proposal. It achieves this by removing unnecessary regulatory barriers and consent costs/requirements on the site that arise from the outdated reserve layer. Additionally, removing the reserve layer will prevent any unintended consequences from affecting the site's use and development in the future.
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7 Conclusion

This Section 32 evaluation has been undertaken in accordance with Section 32 of the RMA. The evaluation demonstrates this proposal is the most appropriate option to achieve the objectives of the proposal as:

- The proposed amendments give effect to higher order documents including Part 2 of the RMA, Iwi Management Plans and the Waikato Regional Policy Statement.
- The proposed amendments ensure the MPDP remains practical and fit for purpose by removing outdated regulatory barriers that no longer reflect current practice, and by making sure the provisions are clear, accurate, and easy for plan users to understand going forward.
- The proposed amendments also help to provide confidence for people to go ahead with development proposals on specific sites where heritage buildings have been removed but the heritage notation remains or where the reserve overlay in the MPDP is no longer required. While the other targeted planning provisions will help provide greater certainty for plan users regarding the current MPDP provisions, ensuring alignment and making the MPDP more practical to apply to consent processes and land-use activities.

Overall, it is considered the proposed amendments are the most appropriate given the benefits outweigh the costs, and there are considerable benefits to be gained from adopting the proposed provisions.

8 Ngā Pūrongo Whakamārama | Information Reports

8.1 Tui Park Development Proposal

CM No.: 3145512

Te Kaupapa | Purpose

The purpose of this report is for Council to:

- consider a proposal from a community group to develop Tui Park, Te Aroha;
- decide whether Council supports the proposal in principle;
- to provide direction to Council Staff on the desired level of Council support for the project to enable appropriate planning and budgeting to occur.

Rāpopotonga Matua | Executive Summary

Council is asked to consider a proposal from the Te Aroha Rotary Club to develop Tui Park, Te Aroha, and to provide direction on the level of Council support. The proposal includes native revegetation along the Tunakohoa Stream, development of walking and mountain bike tracks, and provision of picnic and recreation facilities.

The proposal aligns with the Parks & Open Spaces Strategy 2021–51, Long Term Plan outcomes, the purpose of recreation reserves under the Reserves Act 1977, and the General Policies Reserve Management Plan 2019. It is also broadly consistent with the Passive Reserves Management Plan 2009. Some elements may require resource consent, but these issues are considered manageable.

Council support in principle would allow the proposal to be used as the basis for a masterplan for Tui Park. A masterplan would guide future development, support community and mana whenua engagement, inform funding decisions, and reduce implementation risk. The proposal also offers an opportunity to improve recreation and environmental outcomes through a community-led initiative.

Tūtohunga | Recommendation

That:

1. **The report is received;**
2. **Council acknowledges the efforts of the Te Aroha Rotary Club in compiling such a comprehensive proposal for Tui Park;**
3. **Council supports the proposal in principle, subject to regulatory requirements being met;**
4. **Council resolves to develop a masterplan for Tui Park in accordance with the General Policies Reserve Management Plan 2019;**
5. **Council agrees to consider potential funding and/or other forms of support towards improving Tui Park.**

Horopaki | Background

Tui Park is a largely undeveloped recreation reserve located between State Highway 26 and Gilchrist Street, Te Aroha. A small area fronting SH 26 has been developed with gardens and seating. A portion of the park is leased to the Tui Park Bowling Club and is occupied by a bowling green and a clubhouse. The remainder of the park is grazed on an informal basis.

Early in 2025, Rotary representatives met with Council staff to discuss development of Tui Park. A draft proposal was presented to Council at an open forum on 27 August 2025, followed by local engagement including a public meeting on 11 September 2025. The proposal was then refined in response to feedback and is now presented to Council for consideration.

The proposal includes re-establishing native vegetation along the Tunakohoa Stream, constructing new walking tracks and mountain bike trails, and developing a picnic area (Attachment A).

Council staff have assessed the proposal against the relevant legislation, strategies, policies, and plans. It is broadly consistent with the Parks & Open Spaces Strategy 2021–51 and the General Policies Reserve Management Plan 2019, and partially consistent with the site-specific intent in the Passive Reserves Management Plan 2009. A more detailed assessment is provided later in this report.

Council is asked to consider the proposal and whether it wishes to support it in principle.

If Council supports the proposal, Council could use the Rotary proposal as the basis to develop a ‘masterplan’ for Tui Park in consultation with the community. A masterplan could be used to guide future use and development of the park, inform investment decisions, support applications for external funding and/or resource consent.

Council may also wish to consider providing project management resources towards Tui Park improvements and/or other funding towards the projects.

Ngā Take/Kōrerorero | Issues/Discussion

Strategic alignment

Parks and Open Spaces Strategy 2021-51

The proposal aligns generally with several principles underpinning the strategy.

PRINCIPLES					
Maintain and enhance the parks & open spaces network	Plan ahead	Consider our community	Protect and enhance our natural, cultural, and historical heritage	Informed decision-making	Working with others
<ul style="list-style-type: none"> Take a holistic, network-based approach to management Develop & maintain parks and open spaces appropriately for their purpose Enhance the network to meet changing community needs 	<ul style="list-style-type: none"> Prepare for the future Monitor and respond to trends Effective planning Adaptable to change Consider stakeholder, user and visitor needs 	<ul style="list-style-type: none"> Consider community needs Consider wider community benefits Provide opportunities for community involvement where practicable Recognise stories and intangible values associated with parks and spaces 	<ul style="list-style-type: none"> Protect and enhance our natural heritage Protect and enhance our natural, cultural, and historical heritage 	<ul style="list-style-type: none"> Our staff are appropriately trained and developed We keep up with industry good practice We monitor trends that impact on parks and open spaces We use reliable data to aid decision-making We apply sound judgement We consider the relevant benefits, costs, risks, rewards of our actions 	<ul style="list-style-type: none"> We have good working relationships with Tangata Whenua, other agencies, landowners, and community groups We work with others to achieve efficiencies and synergies We support volunteer programmes and projects that are sustainable, achievable, and align with our vision and strategic priorities

The proposal:

- seeks to develop Tui Park according to its purpose
- includes a spatial plan developed with community input to guide future development and use of the park
- considers community needs and provides opportunities for community involvement
- includes native re-vegetation to protect and enhance our natural heritage
- provides an opportunity to work with others to achieve efficiencies and synergies.

The proposal aligns generally with several strategic goals outlined by the strategy.

STRATEGIC GOALS						
<p>Tangata Whenua have meaningful opportunities to input into how our parks and open spaces are planned, developed and managed</p> <ul style="list-style-type: none"> • We have good working relationships with Tangata Whenua • We consult Tangata Whenua on strategies, policies and plans affecting parks and open spaces • We work with Tangata Whenua to identify, protect, preserve and manage wāhi tapu sites and other sites of significance located at or near parks or open spaces • We work with Tangata Whenua to identify stories / themes that can be told at parks and other open spaces 	<p>Our parks and open spaces meet the diverse and changing needs of our communities and visitors</p> <ul style="list-style-type: none"> • We have the right parks and open spaces in the right places • Our planning for future parks and open spaces meets future needs • Our parks and open spaces are designed and managed well • We take a strategic approach to land acquisition and disposal to ensure our parks and open spaces are fit for purpose 	<p>Our parks and open spaces are valued and cared for</p> <ul style="list-style-type: none"> • Our parks and open spaces are attractive, welcoming places • Our parks and open spaces are maintained to appropriate standards • There is a high level of satisfaction among users of parks and open spaces • Our communities take pride in our parks and open spaces 	<p>Our parks and open spaces enable our community to be active and healthy</p> <ul style="list-style-type: none"> • We provide a wide range of options for play, recreation, sports and social activities • Our parks and open spaces are easily accessible and well connected • Information about our parks and open spaces is easily accessible • Our parks and open spaces have an appropriate level of use for their purpose 	<p>Our parks and open spaces protect and celebrate our multi-cultural and historic heritage</p> <ul style="list-style-type: none"> • Sites of cultural and/or historic significance are adequately protected • There is diverse and multi-cultural use and enjoyment of our parks and open spaces • Our history is commemorated and our cultures are celebrated • Our local stories are told • Our unique local identity is celebrated 	<p>Our natural heritage is understood, protected and enhanced</p> <ul style="list-style-type: none"> • Sites of ecological significance are protected and enhanced • Knowledge of our natural areas is increased • We have good working relationships with others to protect and enhance sites of ecological significance • There are meaningful gains in biodiversity 	<p>Our parks and open spaces are enhanced by community partnerships</p> <ul style="list-style-type: none"> • We work with other agencies, community groups or individuals for the greater good • Volunteer projects and programmes that align strategically are supported and encouraged • Volunteer programmes are sustainable and contribute to strategic goals • Cooperation, collaboration and partnerships among clubs and community groups is occurring and encouraged • Opportunities for multi-purpose use of facilities are maximised

The proposal:

- seeks to meet the needs of our communities and visitors
- aims to make Tui Park an attractive, welcoming place
- provides for more recreational use of Tui Park
- includes native re-vegetation to protect and enhance our natural heritage
- presents an opportunity for a community partnership that contributes towards Council’s strategic goals.

For Te Aroha, the Strategy anticipates the need for ‘easier, shorter walks relatively close to town’, promotes ‘more loop tracks’ for walkers, and easier mountain bike trails to attract newcomers and less experienced riders. The proposal caters towards those needs.

The Strategy also promotes a design-based approach to park development e.g. using masterplans to guide development. Rotary’s proposal could be used as the basis for a masterplan to guide future use and development of Tui Park.

Regulatory requirements

Reserves Act 1977

Tui Park is held as a Recreation Reserve under the Reserves Act 1977. The purpose of recreation reserves is to provide ‘areas for the recreation and sporting activities and the physical welfare and

enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside¹.

The proposal strongly aligns with this purpose. It provides for recreation and sporting activities (e.g. bowls, walking, running, cycling), the protection of the natural environment (native planting along the stream), retains open space and promotes recreational activities including tracks.

Reserve Management Plans

Two reserve management plans apply to the site.

The General Policies RMP includes objectives and policies that relevant matters like the development of tracks and trails on reserves, the provision of park furniture, landscaping, and natural heritage. It also provides for Council to prepare ‘development plans’ (also known as ‘masterplans’ or ‘framework plans’) to guide the development and use of reserves in more detail.

The Passive Reserves Management Plan 2009 provides site-specific ‘management intent’ in a chapter specific to Tui Park.

Table 1: Alignment with reserve management plans

Document	Relevant section	Level of alignment	Remarks
General Policies Reserve Management Plan 2019	7.4 Development Plans	High	The proposal aligns with all the objectives. The proposal could be used as a starting point for a plan which Council may consult on and adapt as required.
	7.5 Landscaping	Moderate	Aligns with the objectives. Details can be managed under existing policies, processes and staff delegations.
	7.6 Park furniture	High	Aligns with the objectives. Details can be managed under existing policies, processes and staff delegations.
	7.8 Public art	Unknown	The proposal includes a sculpture trail. As this is a concept only there is not enough detail yet to assess against the objectives and policies. Any public art would require Council approval as outlined in 7.8 of the RMP.
	7.12 Track development	High	The proposal provides for

¹ Section17(1), Reserves Act 1977

			easier, shorter walks close to town as well as an easier bike trail.
	8.12 Recreational activities	High	Aligns with all relevant objectives. The proposal promotes development and use of the reserve for the purpose for which it is held.
	8.14 Sports	High	The proposal provides for current sports use to remain.
Passive Reserves Management Plan 2009	4.0 Passive reserves objectives	High	Aligns with all relevant objectives. The proposal supports public enjoyment of the reserve, the enhancement of the reserve with appropriate vegetation, and its promotion as a public open space.
	4.3.12 Tui Park	Moderate	Partial alignment with the intent to 'develop a landscape plan' for part of the reserve (the proposal goes wider). Partial alignment with 'the balance of the reserve be leased for grazing'. The 'balance' originally referred to the parts that were not occupied by the gardens or bowling club. Mention of grazing in the RMP avoids the need to publicly notify any proposed grazing lease or licence. Since the RMP was written it has become less acceptable to graze riparian areas and wetlands. The proposal aligns with the management intent to develop 'a track along the stream'.

The overall alignment with the RMPs is high. Council could choose to amend the Passive Reserves RMP to better align with proposal however this would involve a process prescribed by the Reserves Act 1977 involving public notice, two months to receive submissions, and a hearing. Resource consent is another mechanism to deviate from a reserve management plan. Consent requirements are discussed below.

Resource Management Act 1991

Tui Park is subject to the Flood Hazard and Reserves overlays of the District Plan. This means that any earthworks within the Flood Hazard area requires resource consent. Resource consent may also be applied for to deviate from a reserve management plan. In this case, the deviation involves reducing the grazing area and establishing native vegetation.

Resource consent would be required for some of the proposed works because part of the land is subject to a flood hazard overlay in the District Plan and some of the works would be a deviation from the site-specific reserve management plan. As the deviations are relatively minor and are likely to result in improved environmental outcomes, resource consent may be a more cost-effective mechanism for dealing with deviations from the RMP than an amendment to the RMP.

If Council supports the proposal, Rotary could apply to Council for a grant towards resource consent processing fees. Alternatively, Council could oversee project management including obtaining and funding the necessary consents.

Past proposal

The proposal shares some similarities to a project which attracted the most online votes in the 'Your Voice, Your Vision' campaign leading up to the Long Term Plan 2021-31. The campaign invited people to submit project ideas to Council which the public then voted on. The 2020 proposal involved native planting and the development of a beginners' mountain bike track at Tui Park. Council agreed to do business cases for the top scoring projects but did not guarantee funding or technical support. While it attracted the most online votes, the Tui Park project did not eventuate. One of the runner-up projects was however championed by a local service club which provided the resources to make it happen. While the Rotary proposal shares some elements of the 2020 concept, the current proposal is more likely to succeed if supported by Rotary and/or Council.

Community views

Rotary sought local feedback through a letterbox drop and a public meeting in Te Aroha, and this informed the final proposal. Wider community views and mana whenua views have not yet been formally confirmed. If Council wishes to proceed, these could be tested through a Council-led masterplan process.

Mana whenua views

The formal view of Ngāti Tumutumu is not yet known, although Rotary has recently made initial contact. If Council decides to proceed, Council would undertake formal engagement with Ngāti Tumutumu as part of any masterplan process and any required resource consent process. This is appropriate given Council policy and the significance of nearby Treaty settlement land and the Tunakohoia Stream corridor.

Developing a masterplan

The General Policies RMP 2019 provides for Council to prepare development plans, also referred to as masterplans, for significant park or reserve development.

A masterplan is a site-specific plan that shows how future improvements and activities could be accommodated and phased over time. It provides a coordinated framework for Council and community-led projects, supports consultation, and can assist with funding applications.

Rotary’s proposal provides a useful starting point for a draft masterplan. Council could refine it through in-house work, supported by targeted specialist input where needed, and consult the community using standard Council methods.

An indicative process might involve:

- Placing the concept plan on the webpage along with an online survey
- Refining the plan based on community feedback and technical expertise
- Hosting a ‘drop-in session’ in Te Aroha for members of the community to view the draft plan and provide feedback
- Refining the plan as necessary
- Council adopting the plan.

Alternative to a masterplan approach

Council could allow aspects of the proposal that do not require resource consent to proceed (e.g. native planting and installation of park furniture which is already delegated to staff to approve).

Without a masterplan, some elements of the proposal may proceed in an ad hoc way or not proceed at all. An approved plan would provide a coordinated framework, strengthen community support, and improve the ability to secure funding.

Mōrearea | Risk

The following high-level risks have been identified:

Risk	Description	Potential mitigation
Reputational	Some people may not like the proposal. Failing to comply with regulatory requirements.	Robust consultation process. Ensuring the proposal aligns with the purpose of the reserve. A masterplan process is likely to address the above point. Obtain any required resource consents.
Management	The proposal might not progress. Aspects of the proposal may be implemented in an ad hoc manner. There may be uncertainties about duties and responsibilities. Council may not have the capacity to adequately support the project.	A masterplan could help guide development and priorities. A nominated MPDC project manager could coordinate works undertaken by MPDC and community groups. A memorandum of understanding or similar agreement could outline the duties and responsibilities of parties involved in the project.

Environmental	Environmental non-compliance e.g. planting inappropriate species, pollution, etc.	Appropriate technical advice and project oversight. Obtain and comply with any required resource consents.
Safety	Unsafe practices or structures.	Appropriate technical advice and project oversight. Appropriate safety controls in place.
Financial	Insufficient funding or cost overruns.	A phased approach to sub-projects. A masterplan could help community groups when applying for funding and inform LTP processes. Appropriate technical advice and project oversight.

Ngā Whiringa | Options

1. Status quo (Council declines to support the proposal).
2. Council supports the proposal, in principle, and develops a masterplan to confirm community views and guide the development of Tui Park.
3. Council supports the proposal in principle but does not develop a masterplan for Tui Park.

Option One – Status Quo

Description of option

Council declines to support the proposal. Current use of Tui Park continues as is.

Advantages

No immediate cost to Council.

Staff can work on other projects.

Disadvantages

Tui Park remains underutilized.

Public enjoyment of Tui Park remains limited.

Reputational risk that Council may be perceived as not supporting a community-led initiative that aligns with Council's strategic objectives.

Option Two – Council supports the proposal, in principle, and develops a masterplan to confirm community views and guide the development of Tui Park.

Description of option

Council supports the proposal, in principle, and develops a masterplan to confirm community views and guide the development of Tui Park.	
Advantages	Disadvantages
An opportunity to confirm community views	Requires resourcing (time and funding)
A coordinated approach to development	Other projects may need to be reprioritized
Masterplan could support community group funding applications	
Enhanced recreation opportunities	
Enhanced biodiversity	

Option Three – Council supports the proposal in principle but does not develop a masterplan for Tui Park.

Description of option	
Council supports the proposal in principle but does not develop a masterplan for Tui Park.	
Advantages	Disadvantages
Enhanced recreation opportunities	Requires resourcing (time and funding)
Enhanced biodiversity	Community views remain unconfirmed
Other projects may not need to be reprioritized	Ad hoc approach to development
	Harder for community groups to get funding

Recommended option

Option 2 is the recommended option.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

Legal and policy considerations have been discussed within the report.

Local Government Act 2002 (LGA 2002) Decision-making requirements

Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is assessed as having a medium level of significance.

All Council decisions, whether made by the Council itself or under delegated authority, are subject to the decision-making requirements in sections 76 to 82 of the LGA 2002. This includes any decision not to take any action.

Local Government Act 2002 decision making requirements	Staff/officer comment
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Section 77 – Council needs to give consideration to the reasonable practicable options available.	Options are addressed above in this report.
Section 78 – requires consideration of the views of Interested/affected people	The proposal has sought community views. A masterplan process could confirm community views. Resource consent process would also manage effects on affected parties.
Section 79 – how to achieve compliance with sections 77 and 78 is in proportion to the significance of the issue	The Significance and Engagement Policy is considered above. This issue is assessed as having a medium level of significance. There is likely to be community interest in Te Aroha. The proposal does not involve disposing of the reserve but rather enhancing it.
Section 82 – this sets out principles of consultation.	Council may determine to consult the community via a masterplan type process.

Policy Considerations

To the best of the writer’s knowledge, this recommendation is not significantly inconsistent with nor is anticipated to have consequences that will be significantly inconsistent with any policy adopted by this local authority or any plan required by the Local Government Act 2002 or any other enactment.

Ngā Pāpāhonga me ngā Whakawhitiwhitinga | Communications and engagement

Rotary has already carried out some local engagement, including letterbox drops and a public meeting.





If Council decides to prepare a masterplan, staff would then engage with mana whenua and the wider community to confirm aspirations and priorities for Tui Park.

As some aspects of the proposal require resource consent it would be prudent to consult with mana whenua and affected parties prior to lodging the consent application.

Te Tākoha ki ngā Hua mō te Hapori me te here ki te whakakitenga o te Kaunihera | Contribution to Community Outcomes

Long Term Plan

The proposal aligns with all the Community Outcomes in the 2024-34 Long Term Plan.

MATAMATA-PIAKO TŌ MĀTOU WĀHI NOHO OUR PLACE		MATAMATA-PIAKO DISTRICT COUNCIL TE ARA RAUTAKI STRATEGIC DIRECTION	
TŌ MĀTOU WHAKAKITENGA OUR VISION			
Matamata-Piako District is vibrant, passionate, progressive, where opportunity abounds. 'The heart of our community is our people, and the people are the heart of our community.'			
TŌ MĀTOU WHĀINGA MATUA OUR PRIORITIES (COMMUNITY OUTCOMES)			
			
He wāhi kaingākau ki te manawa A place with people at its heart	He wāhi puawaitanga A place to thrive	He wāhi e poipoi ai tō tātou taiao A place that embraces our environment	He wāhi whakapapa, he wāhi hangahanga A place to belong and create

The proposal aligns with the proposed Community Outcomes for the Draft Long Term Plan 2027-37.

Community Outcome	Primary Focus Area	Focus Area Description	Remarks on proposal
1. A community that is well managed with fair rates People understand how and why decisions are made, and trust that resources are used wisely for current and future needs	Keep rates manageable	Focus on keeping rates fair and transparent.	Partnering with volunteer community groups can help reduce costs.
	Ensure costs and decisions are clearly communicated	Clear communication of what rates fund, project costs, and expected service levels.	A masterplan and memorandum of understanding with partner groups can help clarify duties and responsibilities.
	Operate efficiently and deliver value for money	Improve processes, reduce inefficiencies, and ensure effective delivery.	A masterplan and project manager can help reduce inefficiencies and ensure effective delivery.
	Look for revenue and funding sources beyond rates	Optimise assets, partnerships, sponsorships, and external funding.	The proposal seeks to optimise Tui Park's recreation use. It anticipates partnerships, sponsorships and seeking external funding.
2. A community that is encouraged to grow and contribute Residents, iwi,	2a. Be an enabling, can-do council with a focus on the customer	Clear processes, timely decisions, and practical support.	The proposal is community-driven. A dedicated project manager could help provide practical support.

Community Outcome	Primary Focus Area	Focus Area Description	Remarks on proposal
community groups, and businesses are supported to take initiative and contribute to a thriving local economy.	2b. Reduce unnecessary red tape	Simplify approval processes where possible.	The approval process for some aspects of the proposal is quite simple while others are subject to regulatory processes required by law.
	2c. Support local economic activity	Enable vibrant town centres and support local investment.	
	2d. Partner with iwi, community groups, and stakeholders	Strengthen collaboration, inclusive decision-making, and Māori economic development.	The proposal seeks to partner with Council and community groups. Aspects of the proposal may contribute to economic development by providing additional or complementary recreation offerings (e.g. bike trail of a level between the Hauraki Rail Trail (Level 1) and the current mountain bike trails (Levels 3-5).
3. A community with reliable and resilient essential services People have confidence in the infrastructure and services they rely on.	3a. Prioritise maintaining core infrastructure	Maintain footpaths, lighting, roads, waste services, and stormwater.	Appropriate riparian planting could mitigate stormwater effects downstream and improve water quality.
	3b. Plan and invest for growth and demand	Ensure infrastructure meets population and development needs.	The proposal would provide additional recreation opportunities in NE Te Aroha.
	3c. Strengthen our ability to respond to emergencies	Improve preparedness and resilience, including partnerships with marae and iwi.	
	3d. Provide accessible and safe infrastructure for all users	Support mobility, disability access, and safe active transport.	The proposal would provide additional active transport options for the neighbourhood.
4. A community that is safe, inclusive and with places people value Communities are welcoming, safe, inclusive, and support belonging, wellbeing,	4a. Maintain and enhance community facilities for all	Provide and maintain parks, open spaces, and community facilities.	The proposal would provide enhancements to an existing open space that could better serve local community needs.
	4b. Support connected, inclusive	Support diverse groups including rural	The proposal would provide a wider range of

Community Outcome	Primary Focus Area	Focus Area Description	Remarks on proposal
and identity.	communities across the whole district	communities, youth, whānau, and older people.	recreation opportunities.
	4c. Support and enable community-led events and activities	Enable volunteers, events, and cultural expression.	The proposal is a community initiative but also strongly aligns with Council's strategies, policies, and plans. The proposal includes opportunities for volunteer involvement and cultural expression.
	4d. Work together to create a thriving community	Promote culture and wellbeing across the district.	Access to enhanced, free or affordable recreation opportunities can help improve people's wellbeing.

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

Council currently has no budget to develop Tui Park. Funding of capital works, project management, and operational maintenance could be considered as part of the next Long Term Plan. Lower value capital works could potentially be funded from the Community Facilities Bulk Fund.

A masterplan for Tui Park could largely be prepared in-house, with limited external input where specialist advice is needed, such as ecology or landscape design. This could potentially be funded from the asset management planning operational budget. However, the work would add to current staff workloads and may affect delivery of other projects and programmes. Given the proposal's alignment with Council priorities and support from an established community group, reprioritising this work may be justified.

Ngā Tāpiritanga | Attachments

[A↓](#). Tui Park - Rotary Proposal - Version 2



Ngā waitohu | Signatories

Author(s)	Mark Naudé Kaiārahi Mahere Paparēhia me ngā Taiwhanga Parks & Facilities Planning Team Leader	
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Approved by	Susanne Kampshof Pou Rawa me ngā Kaupapa Assets and Projects Manager	
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	<p>Fiona Vessey Hautū Hanganga Rawa me ngā Whakahaere Group Manager Infrastructure, Assets & Operations</p>	
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Tui Park Development Proposal

Te Aroha



Bring back Tui to Tui Park

Incorporating consultation with neighbouring property owners and a public meeting.
V2

Prepared by – Paul Decker
Email – paul@mti.fish
Phone – 021 - 425 834





THE NEW ZEALAND GAZETTE

Published by Authority

WELLINGTON: THURSDAY, 9 JANUARY 1975

Declaration That the Tui Park Domain and the Herries Memorial Park Domain Shall be Recreation Reserves and Vesting in the Te Aroha Borough Council

PURSUANT to the Reserves and Domains Act 1953, the Minister of Lands hereby declares that the Tui Park Domain described in the First Schedule hereto and the Herries Memorial Park Domain described in the Second Schedule hereto shall cease to be subject to the provisions of Part III of the Reserves and Domains Act 1953, shall be deemed to be recreation reserves subject to Part II of the said Act, and further pursuant to the said Act vests the said reserves in the Mayor, Councillors, and Citizens of the Borough of Te Aroha, in trust, for recreation purposes.

FIRST SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—TE AROHA BOROUGH

SECTION 169 (formerly Sections 14A, 14B, 159, and Part Sections 130 and 133), Block IX, Aroha Survey District: area, 86.8900 hectares, more or less (S.O. Plan 47837).

Section 170 (formerly Part Sections 132 and 133), Block IX, Aroha Survey District: area, 7.2400 hectares, more or less (S.O. Plan 47838).

and subsequent amendments and the Reserves Act 1977

Tui Park Development Proposal

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1. Executive Summary

Tui Park in Te Aroha, was first deemed a 'Recreation Reserve' 50 years ago on 09 January 1975 under the Reserves and Domains Act 1953 and continues to hold that status under subsequent amended legislation, including the Reserves Act 1977.

Recreation reserves provide: -

"Areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside".

This Development Proposal is consistent with these purposes.

This Development Proposal is in consideration of the development of the recreational area within the boundaries of Tui Park Reserve in Te Aroha. It has been prepared as a vision to return areas currently leased for stock grazing, to its original intended use as a public recreation facility.

This proposal is currently led by the Te Aroha Rotary International Club who have already undertaken consultation with a broad cross-section of the community to develop (under the provisions of Councils' General Policies) a site-specific 'masterplan' as per suggested development stages described in section 5 and depicted in map 3 (page 13).

The proposed development is consistent with many of the principles and objectives of the Matamata-Piako District Council's Park's and Open Spaces Strategy. It will improve Tui Park's biodiversity by the establishment of appropriate native plantings and thereby the proposal would change the appearance and use of the park significantly.

This Development Proposal suggests that the area of Tui Park Reserve, between Gilchrist Street and Centennial Avenue (State Highway 26) be developed for public recreational use in staged blocks over several years. Apart from the current Tui Park Bowling Club area located centrally within this reserve, and the small Rose Garden abutting (State Highway 26), the remaining surrounding area is currently only used as grazing land and is fenced to confine the farmed stock. By default, this grazing activity excludes or discourages Tui Park Reserve use by Te Aroha's residents and ratepayers due to both fear of the stock and the substantial amount of electric fencing throughout the area.

2. Location and Description of Site

RESERVE NAME	CT No	LEGAL DESCRIPTION	PRIMARY STATUS	AREA	OWNERSHIP	CLASSIFIED AS (TYPE)
Tui Park	43A/929	Section 170 Blk IX Aroha SD	Recreation Reserve by Gaz. 1975 p 14 (GN H024773) under Reserves and Domains Act 1953	7.2400 ha	Vested	Not Classified

Tui Park (Section 170) has an area of 7.2400 hectares and is crossed by the Tunakohoa Stream. The park has frontage to Centennial Avenue (State Highway 26), Gilchrist Street and Russell Avenue, with access on to the site via Tui Park Road. Approximately half of the boundary adjoins residential properties, and Te Aroha Primary School is adjoining immediately to the south of the park.

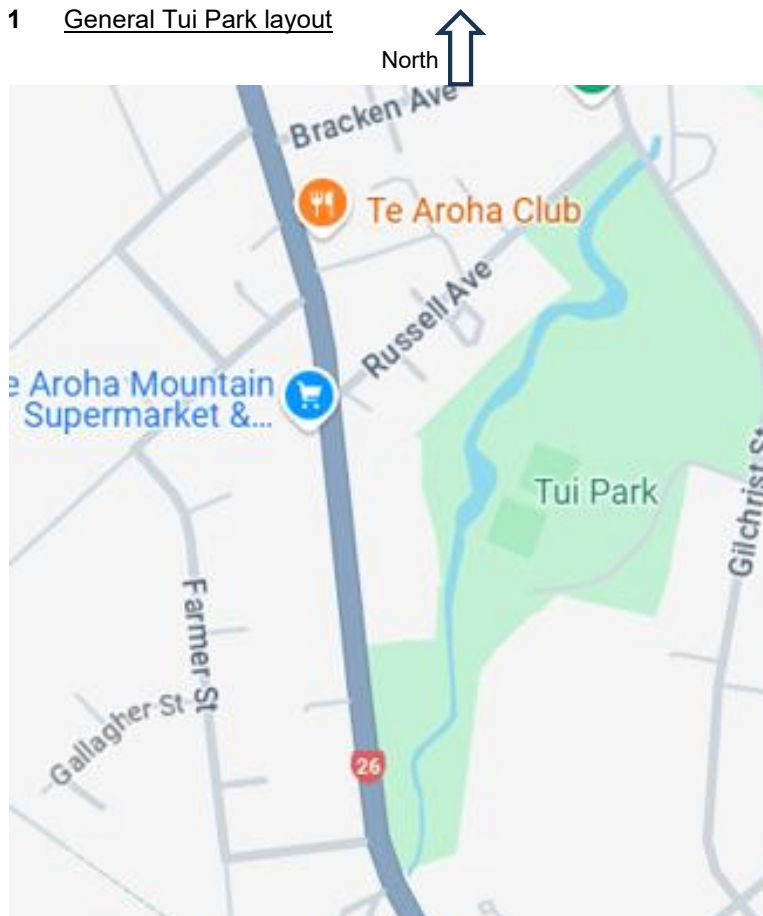
The State Highway frontage, which is isolated from the rest of the park by the stream, includes a small, grassed area, rose gardens, and seating, the area is known as the 'Rose Gardens'.

Most of the reserve is underdeveloped and therefore is used only for grazing. Thus, it is currently leased out for that purpose from the Matamata-Piako District Council. Stock movement is controlled by extensive electric fencing throughout the area.

Existing parts of the Reserve **not affected** by this development proposal include: -

1. The Rose Garden area and
2. The area occupied by the Tui Park Bowling Club (approximate location detailed in darker-green map 1), with its associated car parking area. The Bowling Club is accessed from Gilchrist Street via Tui Park Road which is also the main service road into the park.

Map 1 General Tui Park layout



Parts of the reserve alongside the Tunakohia Stream, are prone to flooding and there are no plans to interfere with or compromise this important riparian strip that is important for flood management. However, some beneficial riparian planting (restricted plant height) has been considered on the western and northern side of the stream up to the residential housing, thereby improving the drainage water quality, along with increasing its valuable aesthetic, conservation and biodiversity attributes.

At the northern end of Gilchrist Street there is a substantial, tar-sealed, formed parking lane adjacent to the road. This area will require angle parking road marking to be undertaken by the council.

Tui Park Bowling Club, with a council land lease of approximately 402m² within Tui Park, is depicted in detail in map 2 (below) and is located on the eastern side of the stream. Access is from Tui Park Road which is off Gilchrist Street. The Tui Park Bowling Club leases the land for its greens and club facilities from the Council and manages parking for bowling club patrons alongside the club rooms.

Map 2 Tui Park Bowling Club lease area

North ←



3. Reserves

Matamata-Piako District Council “General Policies Reserve Management Plan, 2019” - Document reference(s) 16/2143 Version 1.2 –19. December 2023.

Abridged

“Matamata-Piako District Council administers a diverse portfolio of land managed as reserves.

The Reserves Act 1977 provides for the preservation and management of reserves for the benefit and enjoyment of the public.

The Act requires the development of reserve management plans to establish the desired mix of use and protection for reserves and to provide the community with certainty about the function and management of each reserve. Council adopted various reserve management plans in 2009 and 2010.

Reserve management plans should be reviewed to take into account new information and changing circumstances.

This “General Policies Reserve Management Plan, 2019” document contains policies that apply to all reserves and parks administered by Matamata-Piako District Council.

The Park Management Category refers to the various management categories according to the Council’s adopted Parks and Open Spaces Strategy. It includes the categories: -

- Sports and Recreation Park,
- Community Park,
- Nature Park,
- Heritage Park.

Sports & Recreation Parks are set aside and developed for organised sports and recreation activities, recreation facilities and buildings. They often have multiple use designation.

Community Parks are developed and used primarily for informal recreation that includes sporting activities, play and family-centred activities, along with social and community activities.

Recreation & Ecological Linkage Parks are open space linkages and corridors, often linear and associated with waterways and transport corridors. They may cater for walking and cycling activities and active transport linkages and/or provide for environmental protection, wildlife corridors and access to waterways.

Section - 7.5 - Appropriate landscaping can improve the appearance and enjoyment of a reserve.

Section - 8.3.2 - Refers to Dog Control Bylaws on reserves and it identifies where dogs are required to be: -

- on a leash
- allowed to be off-leash; or
- are prohibited.

Signage is required to identify reserves where dogs are allowed to be off-leash. That provision is not included in this proposal.

Tui Park can be categorised into several of the park management categories, and as such is able to be split into multiple categories (as applies to Te Aroha’s Boyd Park). Due to the existing Bowling Club activities, this document’s authors offer the “**Sports and Recreation Park**” category as one such example.

As such, the interpretation of the policies for responsibilities and expectations of the “Sports and Recreation Parks” category of Reserves, as detailed for all parks and reserves administered by Matamata-Piako District Council, is set out below.

Sports and Recreation Parks

Services and Facilities	Development Standard
Transport provision	Developed off street car parking where possible, with hard paving. Size of carpark will be dependent on site usage.
Toilets	Standard quality toilets to be provided on site - either standalone or as part of clubrooms. May only be accessible during times of sports play.
Tracks and paths	Tracks and paths will not generally be required unless the park is providing a linkage route
Furniture & structures	Standard quality furniture, fencing and structures provided. Lighting may be provided around carpark/clubroom areas. Floodlighting of sports fields permitted.
Visitor information	Standard name and control signage
Tree planting	Opportunities to establish specimen trees as appropriate to the site and location will be maximised. Typically these will be on the boundary to create a sense of enclosure and shelter and to minimise impact on the area's use for sports fields
Gardens	Little or no garden development
Play equipment	Playground not generally provided unless the park also provides dual neighbourhood use function.
Drainage & irrigation	Field drainage and irrigation will be provided on the premier sports turf fields where conditions require this.

4. Strategic Context / Project Drivers

The proposal is to enhance and develop Tui Park Reserve land to provide access and encourage its use by a wider spectrum of the local community than currently use this public land. It is envisaged that it will cater for a range of sports and recreational activities as well as benefiting the park's aesthetic qualities. It would also raise its biodiversity and conservation roles for the enjoyment of walkers. It may have potential to become a valuable and easily accessible resource for local schools.

It is envisaged that the development would be staged to accommodate local interest, access to funding, seasonal weather, and the priority support from the community for the range of possibilities.

It is proposed that a Tui Park Recreational Park Committee be established to lead the structured staged blocks of the development of this community resource. Such a committee would comprise existing users (such as the Bowling Club), local elected councillors, officers of the local council*, Iwi, representatives of the local schools, and community groups and individuals with an interest in improving the outdoor aspects of Te Aroha's general environment.

*Ideally support from local Council staff with responsibilities for: -

- (a) infrastructure maintenance and development,
- (b) community activities and cooperation, and
- (c) district conservation, particularly with respect to environmental changes (such as storm-water flow) that may be expected to occur as a result of Climate Change.

These contributions will all help in the design of staged development blocks for this community resource.

After consultation with neighbouring property owners and a notified 'Public Meeting' the following range of activities have been suggested (**in no priority development order**): -

1. Walking/biking track (Sculpture trail) that loops within the park with a pedestrian and bike thoroughfare between the corner of East Avenue and Gilchrist Street, through to Centennial Avenue (The Rose Garden) and linking back to Tui Road and the proposed mountain-bike trails (5).
2. Restrict public access of 'Tui Park Road' to Bowling Club and Park Services **ONLY**. Therefore, not only enhancing security of the bowling club facility but also of the central park area.
3. Planted (height restricted native plants) bird corridors to connect the Mountain bush areas to the wetlands along the western and northern side of the stream plus within the yet to be established dog off-leash area.
4. Sculpture inclusion within access tracks and an 'Open Space' area.
5. Mountain bike riding track development (inclusive of Mountain Trail Bike beginners' tracks)
6. Fenced in off-leash dog area.
7. Development of a Picnic and barbecue area off Gilchrist Street.

Refer to 'Map 3 – page 13' for detailed locations.

As well as providing a hard sealed loop track (Sculpture Trail), with an easy grade, to encourage walkers and bike riders, the associated developments would include planting specifically to encourage wildlife bio-diversity enhancement alongside the tracks. This would help link all the separate developments together and act as a corridor for bird movement from the Mountain towards the Waihou River and associated wetland area.

The Tui Park reservoir area already has a natural terrain and several features that can easily be utilised much as they are, without costly alterations. For example, the flat area currently used for beehives and next to the formed tar-sealed parking bays along the northern end of Gilchrist Street, could easily be adapted as a public picnic/barbecue area. It is already easily accessible and has roadside parking readily available, it is also not affected within the 'flood' catchment. This is an example of a part of the whole staged development that could be a stand-alone project supported by a committee group. The beehives would be moved to the lower Southern end of the Tui Park Bowling facility.

Areas of the park that will have little or no public use, could be planted with native shrubbery and trees. Planted as a bush framework, these would not only provide privacy for residential boundary homes but also, where appropriate, if planted with suitable vegetation, could mitigate some of the effects of temporary storm-water flooding.

Recreational Reserve status

Tui Park is already a 'Recreation Reserve' under the Reserves Act 1977.

Recreation reserves provide areas for: -

- *"recreation and sporting activities,*
- *physical welfare and enjoyment of the public,*
- *protection of the natural environment and beautifying of the countryside,*
- *facilitating the retention of open spaces and outdoor recreational activities,*
- *inclusion of recreational tracks in the countryside."*

This proposed development is consistent with all these purposes.

The Council's current 'Passive Reserves Management Plan' includes Tui Park, and already gives the following management intentions for this park:

Matamata-Piako District Council Tui Park Passive Reserves Management Plan	Tui Park Consultation and Development Proposal
<i>That a landscape plan be developed for the reserve west of the watercourse, reinforcing the ornamental character of this part of the reserve, and providing safe access to the watercourse.</i>	Parts of the reserve alongside the Tunakohoa Stream, are prone to flooding and there are no plans to interfere with or compromise this important riparian strip that is important for flood management. However, some beneficial riparian planting may be considered on both sides of the stream to enhance its usefulness in flood water control, along with increasing its valuable aesthetic, conservation and biodiversity attributes.
<i>That consideration be given to developing a track from the State Highway 26 frontage, along the stream, to the Tui Track as a part of a review of Council's track strategy.</i>	As well as providing a walking/bike track, with an easy grade, to encourage users, the associated developments could include planting specifically to encourage wildlife bio-diversity enhancement throughout the park.
<i>That the balance of the reserve be leased for grazing.</i>	Not included within the scope of this document is the leased-for-grazing mountain side of Tui Park (to the eastern side of Gilchrist Street (Section 169, and not displayed within either Maps 1 or 2).

The proposed development in this document, is consistent with the Council's approved Reserve Management Plan, and therefore is consistent with recent Council General Policies and Park Strategies.

Dog exercising

Public consultation has indicated the need for an off-leash dog exercising area being developed on the Eastern side of the township. As Te Aroha's two current designated dog off-leash areas are both well set up (and popular) for this specified use on the other side of the Waihou River.

The authors of this document have determined that with the existing Bowling Club activity and proposed development of the reserve activities it should be a well fenced off-leash dog area, with on-leash access.

Flood-hazard management

An existing flood-hazard area covers some of the Tui Park area. It functions by providing temporary storm-water drainage containment capacity to alleviate flooding concerns in adjacent developed areas during periods of severe weather events.

This is very important to the whole district and therefore consideration of any effects on flood management of this area of the Reserve effects all the proposals discussed here, particularly the planting programme. The Council already has established directives that would need to be followed, and it has staff with the expertise to provide guidance and assistance. By following their recommendations, practical ways forward should be easily achieved. As a flood hazard area Resource Consents are likely to be required for some of the developments presented here.

A properly advised planting programme for this proposal would be beneficial to the flood management roles of the land either side of the stream and throughout the park.

5. Potential Staging of Blocks of Development

Options for the development include a different mix of facilities for the whole site.

The following priority order is presented only as a guide and may or may not occur in the sequence below. Moreover, some of the development concepts could occur simultaneously once further consultation and funding arrangements occur.

1. **Bowling Club facility** – already exists and is well established. It may benefit from some landscaping changes such as screening off the area with suitable trees which may incidentally act as a wind break, thereby improving the playing conditions for this popular sporting activity. Many bowling clubs throughout New Zealand are developing or modifying their facilities to include pétanque playing areas alongside their bowling greens as a distinct but related attraction to expand club membership. Consideration should be given to allowing sufficient extra land allocation to facilitate any such expansion. The Tui Park Road would require the council to redefine it, to become a limited access road. Signage advising that the road traffic usage is restricted to 'Bowling Club activities, Tui Park maintenance vehicles and foot usage' would need to be installed by council ASAP.
2. **Pedestrian / Bike Sculpture thoroughfare** laid out alongside the stream to connect the corner of East Avenue and Gilchrist Street to the Rose Gardens end, along Centennial Avenue and looping back along the southern boundary and up through Tui Park Road back to Gilchrist Street. Such a loop access track is consistent with the reserve management plan, and by incorporating a simplified crossing over the stream would also provide access from the western side Centennial Avenue end to the rest of the park.
3. **Planting** the boundary abutting adjacent properties (with low growing trees and shrubs in consideration of the shad effect) to maintain their privacy. This is particularly important along the western (Centennial Avenue) and northern (Russel Avenue) roadsides of the stream.
4. **Off-leash dog exercise area.** Te Aroha has become a desirable retirement location with many larger house sections being in-filled with second homes. This older demographic comprises the greatest number of new residents to Te Aroha and many of them are keen to keep a dog as their pet and companion. However, the consequence of smaller sections has been that many residents have insufficient land to exercise their dog. The two popular existing off-leash dog areas within Te Aroha are some distance away from the residential Eastern side of the town, as both being on the western side of the Waihou River.
5. **The beehive** area currently accommodated within the park, off Gilchrist Street, is deemed to be ideally suited as a barbecue area, as it has off street parking adjacent and already has a good contour that would require minimal groundwork. The beehives form an interesting and integral part of the local ecosystem and should be retained, but they do need to be re-located. A suitable, fit-for-purpose, site in the adjoining paddock to the bowling club has been suggested, however this would need to be agreeable to the apiarist in order to meet the requirements of the bees.
6. **Mountain trail bike, beginners track** to be formed as a simple network of tracks throughout the southern / eastern central end of the park for cycling and mountain Trail Bike beginners, with obstacles to discourage or block walking access so that safety of both walkers and cyclists can be assured.
7. **The picnic/barbecue area** established with a fine gravel base or mowed grass, and the provision of permanent barbeques, tables, and toilets, and suitable planting to give wind shelter.

Map 3 – Depicting proposed locations / layout of the proposal



6. Expected Costs and Funding

It is expected that limited funding required to complete a 'Tui Park Masterplan' and obtaining any resource consent will be undertaken directly from the council. Thereafter the 'Tui Park Restoration Group' may well obtain project development funds from the Waikato Regional Council LIBS programme, the WRC Environmental Initiatives Fund or from Te Uru Rakau grants or others.

At this stage there have not been any detailed cost estimates for the proposed Tui Park enhancement developments. When the concept gains support from the Council, it will then be appropriate to produce cost estimates for the separate staged components of the whole project. It is appreciated that further information will be required to reliably identify the separate developments and maintenance costs of the different aspects that may be adopted.

It is anticipated that the Council will appreciate the benefits of the proposals for the local community and free up some funds to support the proposal to move forward. It will also be aware that public support and cooperation with such aspects as tree planting and path creation could reduce costs significantly, as well as engaging the local community in some enthusiastic "ownership" of the whole project.

Apart from council funding, preliminary discussions with some local businesses would be a positive way of raising additional funding and / or practical methods of sourcing materials or practical assistance. Such commercial support may be in exchange for discreet acknowledgement of contributions from local businesses, such as: - "Landscaping materials along a section of walkway supplied by" or "sponsored by" or "Native trees in this riparian planting, provided by"

7 Expected Benefits / Advantages

The Tui Park Recreational Reserve is currently only used by the Bowling Club members and one farmer who leases the paddocks from the council for grazing. The proposed development would substantially increase numbers of local Te Aroha residents and visitors to an area which was originally set aside 50 years ago for public use and recreation but is currently under-utilised.

The Tui Park development would provide a recreation destination for Te Aroha families which are not currently well served on the eastern side of the town divided by the Waihou River. It would also complement other existing recreation options in the area such as the Hauraki Rail Trail, and the Te Aroha Mountain bike and walking tracks, as such bring more casual commercial business to Te Aroha.

Reforestation would not only improve the biodiversity, water quality and resilience of the stream environment but assist in screening residential properties along the park's boundary.

The proposed development would in no way compromise the existing use by the Tui Park Bowling Club, indeed sensitive tree planting could positively benefit bowling conditions at the club by providing wind shelter and expansion of the club's activities to include pétanque may raise the club's profile and attract new members. Opening the whole park to more community use would also increase the general public's awareness of the Bowling Club, which up to now has been tucked away out of sight, and that too would, very likely, lead to increased membership from the local community.

As all construction processes would comply with relevant NZ standards, the safety of park users would not be compromised.

8. Possible liabilities / Negative consequences

Potential negative outcomes may include:

- Infra-structure cost management to accommodate increased visitor use.
- Costs to council in maintaining the grounds of the developed park.

9. Time Frame

As the proposal constitutes a significant change from the current limited use of the reserve to its considerably expanded use for the whole community, it is recommended that a site-specific 'masterplan' (under the provisions of Council's General Policies) be developed through consultation with a broad cross-section of the community. This should include Mana Whenua, existing user groups, neighbours and the wider community. Sufficient time should be allowed for this to be properly advertised (like other Council initiatives) and for submissions to be received and / or meetings held.

Some of the proposed development concepts would require Resource Management consent applications e.g. barbecues, toilet facility.

The project timeframe should include preparation and processing of any consents.

Construction and earthworks would need to be done during drier months of the year to minimise costs. Therefore, it is important that consultation and consents be completed before the prime construction season to avoid delays that cause cost over-runs.

10. Assumptions

Several aspects of the proposals would be subject to the Council's existing standardised construction methods and materials although it is recognised that these can vary according to terrain and expected levels of use / wear and tear. It is therefore appreciated that considerable help would be required from the Council in identifying compliance with the Council's existing standards and work practice protocols.

Council will negotiate with the current land lessee over their eventual withdrawal from the area ASAP.

Council will need to budget **now**, for the continued maintenance of Tui Park as a public park.

11. Investment Appraisal

As a Council asset, Tui Park is largely in an undeveloped state. It is therefore a low maintenance area and, as such, not a draw on Council finances, while some income has been generated from 50 years of annual grazing lease fees. However, apart from the benefits to a smallish portion of the whole Te Aroha community that enjoy the Bowling Club, which is, of course, an important recreational facility, to most of the town's rate-payers Tui Park is a restricted public space.

In opening up this area for a range of low impact activities suggested throughout this initial consultation proposes, the value of the asset would be greatly enhanced, and although greater maintenance expenses would be incurred, the increase would be small compared to the potential benefits to the whole community of Te Aroha.

12. Major Risks

The initial community support for this project was largely supportive. By the inclusion of all recommended development concepts to date, there has been an even greater buy-in to the project's potential with a large proportion of the local community recognising the possible benefits of their improved access to Tui Park and better recreational opportunities within it.

None of the suggestions in the proposal are radical or extravagant and none require significant changes to the use of Tui Park regarding the existing Passive Reserves Reserve Management Plan.

It is important that the community, including Iwi and neighbours, continue to be appraised so that they can:

- appreciate the potential benefits
- raise concerns that they may have
- make suggestions for alternative development ideas that may have been overlooked in the preliminary consultation process, and
- understand that the proposed changes to the park would result in the community gaining better access and more opportunities for a range of activities than are currently available to them.

Possible risks include:

- Project development work and detailed financial estimates resulting in high development costs.
- The Council considering that its budget may limit how well it is able to maintain all the proposed developments.
- The areas identified for other uses (a pleasant, landscaped area for barbeques) may not meet community expectations.
- Unexpected archaeological discoveries during development groundwork may necessitate appropriate redesigns of the access, location or layout of the planned use areas.

8 Ngā Pūrongo Whakamārama | Information Reports

8.2 Financial Report for the period ending 31 March 2026

CM No.: 3167857

Te Kaupapa | Purpose

To provide an overview and information on the current financial position and performance of the Matamata-Piako District Council for the period ending 31 March 2026.

Rāpopotonga Matua | Executive Summary


This report provides a summary overview, Financial and Capital Performance by Activity, Rates and Treasury reports.

Tūtohunga | Recommendation

That:

1. Council receive the Matamata-Piako District Council Financial Report for the period ending 31 March 2026.

Ngā Tāpiritanga | Attachments

[A↓. March 2026 Financil Report](#)


Ngā waitohu | Signatories

Author(s)	Ajay Kumar Kaitiaki Whakahaere Pūtea Management Accountant	
Approved by	Kelly Reith Hautū Rangatōpū, Tāngata me ngā Hononga Group Manager Corporate, People & Relationships	

Monthly Financial Report - March 2026

Council-Wide Funding Impact Statement - March 2026

	Annual Budget \$000	Forecast June 2026 \$000	Forecast Variance \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000	Notes
Sources of operating funding							
General rates, uniform annual general charges, rates penalties	37,559	37,668	109	28,169	28,251	82 Favourable	1
Targeted rates (includes metered water)	24,691	24,691	-	18,518	18,342	(176) Unfavourable	2
Subsidies and grants for operating purposes	3,923	4,380	457	2,942	2,825	(117) Unfavourable	3
Fees and charges	11,848	13,917	2,069	8,886	10,410	1,524 Favourable	4
Interest and dividends from investments	531	780	249	398	746	348 Favourable	5
Local authorities fuel tax, fines, infringement fees, and other receipts	254	254	-	191	220	30 Favourable	
Total operating funding	78,806	81,690	2,884	59,105	60,795	1,690 Favourable	
<i>Less budgeted depreciation that is funded from rates and used to fund capital</i>	<i>(17,677)</i>	<i>(17,677)</i>	<i>-</i>	<i>(13,207)</i>	<i>(13,207)</i>	<i>-</i>	
<i>Less reserve funding that comes from rates</i>	<i>(1,423)</i>	<i>(1,423)</i>	<i>-</i>	<i>(1,067)</i>	<i>(1,067)</i>	<i>-</i>	
Cash available to fund operating	59,706	62,590	2,884	44,831	46,521	1,690 Favourable	
Applications of operating funding							
Payments to staff and suppliers	61,276	64,075	(2,799)	45,957	47,337	(1,380) Unfavourable	6
Finance costs	3,369	3,689	(320)	2,527	2,818	(291) Unfavourable	7
Total applications of operating funding	64,645	67,764	(3,119)	48,484	50,155	(1,671) Unfavourable	
<i>Less operating expenditure funded from reserves</i>	<i>(1,480)</i>	<i>(927)</i>	<i>(553)</i>	<i>(1,110)</i>	<i>(721)</i>	<i>(389) Under</i>	8
Cash used to fund operating	63,165	66,837	(3,672)	47,374	49,433	(2,060) Unfavourable	
Cash surplus/(deficit) from operating (A)	(3,459)	(4,247)	(788)	(2,543)	(2,913)	(370) Unfavourable	9
Sources of capital funding							
Subsidies and grants for capital expenditure	4,143	12,593	8,450	3,107	7,822	4,715 Favourable	10
Development and financial contributions	2,202	1,185	(1,017)	1,652	889	(763) Unfavourable	11
<i>Add budgeted depreciation that is funded from rates and used to fund capital</i>	<i>17,677</i>	<i>17,677</i>	<i>-</i>	<i>13,207</i>	<i>13,207</i>	<i>-</i>	
<i>Add any operating cash surplus available to fund capital (A)</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	
Cash available to fund assets	24,022	31,455	7,433	17,966	21,918	3,952 Favourable	
<i>Less Financial contributions transferred to reserves</i>	<i>(56)</i>	<i>(56)</i>	<i>-</i>	<i>(42)</i>	<i>(200)</i>	<i>(158) Favourable</i>	
Cash available to fund capital	23,966	31,399	7,433	17,924	21,718	3,794 Favourable	
Applications of capital funding							
Capital expenditure							
—to meet additional demand	8,306	8,178	128	6,230	4,604	1,625 Underspend	12
—to improve the level of service	27,367	26,541	826	20,525	20,728	(202) Overspend	12
—to replace existing assets	23,100	17,401	5,699	17,325	10,424	6,901 Underspend	12
Cash used to fund assets	58,773	52,120	6,653	44,080	35,756	8,324 Underspend	
<i>Remaining cash from capital available to reduce debt OR (debt funding of capital required)</i>	<i>(34,807)</i>	<i>(20,721)</i>	<i>14,086</i>	<i>(26,156)</i>	<i>(14,038)</i>	<i>12,118 Favourable</i>	13
<i>Add any operating cash deficit that needs to be funded from debt (A)</i>	<i>(3,459)</i>	<i>(4,247)</i>	<i>(788)</i>	<i>(2,543)</i>	<i>(2,913)</i>	<i>(370) Unfavourable</i>	
Total (increase)/decrease in internal/external debt	(38,266)	(24,968)	13,298	(28,700)	(16,951)	11,748 Favourable	13

Notes

- 1 \$294k has been received from penalty income after three (of four) rate instalments.
- 2 Metered water revenue is tracking \$202k, or 7%, behind budget at this point in the year. Forecasting the year-end position at 30 June is challenging due to a number of external factors beyond Council's control.
- 3 Waste minimisation subsidy income is currently \$202k above budget. This funding is ring-fenced and can only be used for waste minimisation initiatives. The favourable variance is largely offset by NZTA subsidy income, which is tracking \$232k below budget due to normal seasonal patterns. NZTA subsidies are claimed as maintenance works are undertaken, resulting in uneven income recognition throughout year. In addition, funding for the Pride of Place Community-led Initiative grant has been submitted and is awaiting approval and has not yet been recognised as revenue.
The forecast year end variance reflects higher waste minimisation subsidies for rubbish and recycling activity \$100k and anticipated external funding for the approved water operating projects \$350k.
- 4 Spas and Pools revenue is currently tracking below budget. Te Aroha Mineral Spas revenue is \$333k below budget, with Domain House Beauty \$23k below and district wide pool income \$11k below budget. Patronage at both pools and spas is lower than the previous year, with Matamata pool attendance partially affected by the pool re-lining project. Wastewater trade waste charges are \$266k below budget at this point; however, this is expected to be a timing issue, with revenue forecast to align with budget by year end. In contrast, Building Consent revenue is \$678k above budget and Resource Consents revenue is \$572k above budget. These favourable variances have largely been offset by higher expenditure, as increased volumes have required greater use of external consultants and increased internal charges from supporting teams involved in the consenting process. Licensing and Enforcement revenue is \$41k above budget. Dog Registration income is \$111k above budget due to registrations occurring earlier in the year and is expected to normalise over the remainder of the financial year.
Revenue from refuse transfer stations is \$143k above budget, primarily from scrap metal. In addition, revenue from sale of cemetery plots is \$93k above budget and recreation facilities revenue is \$66k above budget.
The forecast year end variance reflects the higher revenue from scrap metal \$150k, and increasing activity in the Building Consent and Resource Consent areas \$1.925m.
- 5 Interest and investment income is \$348k ahead of budget for the reporting period, largely due to deposits held over the year to fund debt maturing in April (the pre-funding of this debt was not budgeted for). Income also includes a \$70k dividend received from the Waikato Regional Airport.
- 6 Payments to staff and suppliers are \$1.38m (3%) above budget at the end of March 2026. Part of this variance reflects normal seasonal timing differences that are expected to even out later in the financial year; however, several activities are currently forecast to finish over budget.
The most significant cost pressures sit within the Wastewater activity which is \$764k above budget. Key drivers include compliance related costs at the Matamata and Te Aroha treatment plants, including reticulation and treatment contracts (\$131k), unbudgeted legal costs associated with the Waihou wastewater treatment plant consent breach (\$106k), higher mechanical maintenance costs (\$251k), increased professional fees (\$31k), and a higher than planned allocation of Business Unit costs (\$245k). Staff are reviewing whether some Business Unit time and contract costs can be capitalised; however, compliance requirements and rising fuel costs limit the scope to mitigate these pressures.
Strategy and Engagement expenditure is above budget, primarily due to election related costs (\$64k), grants paid earlier in the year due to timing (\$113k), and additional M365 licence costs of \$312k. These licence costs were originally budgeted as capital expenditure and are now required to be expensed.
Consents and Licensing activity professional services and internal charges are \$424k above budget, reflecting increased service demand. These additional costs are largely offset by higher consent income.
Community Facilities expenditure reflects a higher allocation of KVS Business Unit costs than planned, resulting in a \$507k overspend. This is partially offset by savings achieved in other areas within the activity.
Cost pressures in wastewater and a continued high level of activity in consents are the key drivers of the forecast overspend at year end.
- 7 Interest costs are currently tracking above budget due to the pre-funding of \$13.5m debt ahead of its April maturity. This has been partially offset by higher interest income earned on the investment of these funds. The year end reforecast variance reflects this increase.
- 8 Operating expenditure incurred to March 2026 and funded from reserves includes:
 - \$312k for the M365 project cost
 - \$196k for externally funded positions
 - \$50k for climate resilience initiatives
 - \$164k for waste minimisation projects

- 9 From a cash perspective, the operating result is \$370k less favourable than budgeted at March 2026, and we expect that trend to continue through to year end.
- 10 The favourable variance at this stage is largely driven by \$5.46m in grants and donations received for the Open Country Community Stadium project in Matamata, along with \$330k of external funding received for district wide accessibility improvements and connectivity projects. This position is partially offset by a \$748k shortfall arising from the timing and reduced delivery of roading works and the associated NZTA subsidy income. The shortfall is not expected to be recovered by year end, reflecting lower delivery in Low Cost Low Risk targeted fund programme (\$101k planned works against a budget of \$250k) and local road improvements (\$100k planned against a budget of \$780k).
The forecast capital subsidy income at year end anticipates a further \$1.2m in donations to be received for the Open Country Community Stadium project, and Better-off funding of \$1.942m for the district wide accessibility improvements and connectivity projects.
- 11 Development and financial contributions are tracking above budget for Parks & Reserves by \$158k and for Roading by \$123k. In contrast, Water and Wastewater are below budget by \$48k and \$995k respectively, reflecting a slowdown of subdivision activity across the district.
The year end reforecast follows this same trend.
- 12 Capital expenditure ahead of budget to date includes:
- \$7.1m has been spent to date at the Open Country Community Stadium project in Matamata, against the \$7.9m budget carried forward from the previous year. This expenditure is supported by external funding through grants and donations.
 - \$140k has been incurred for the installation of a new Exe loo at Davies Park, Morrinsville.
 - \$90k has been spent on street furniture installations in Morrinsville.
- These variances are partially offset by several capital programmes that are currently tracking behind schedule.
- The Matamata Wastewater Treatment Plant upgrade project is behind schedule, with year-to-date expenditure of \$15.3m compared to the 2025/26 annual budget of \$24.5m, plus \$17.8m carried forward from 2024/25. Approximately 30% of total project costs relate to level-of-service upgrades to support growth.
 - \$97k has been spent to date for UV treatment installation at the Morrinsville Water Treatment Plant.
 - Design works for the upgrade of Morrinsville Refuse Transfer Station is taking longer than anticipated, with construction now expected to commence in the new financial year.
 - The \$500k budget for the District Wide Stormwater Upgrade and reticulation treatment project remains under evaluation, with options and the preferred approach still being assessed.
- Renewal expenditure tracking ahead of budget to date includes:
- \$256k for the installation of the membrane liner at the Matamata pools (partially was originally budgeted as operating expenditure),
 - \$90k at the Te Aroha EPH
 - \$129k at the Matamata EPH
 - \$43k on building and facilities renewals
 - \$76k for housing projects
 - \$64k on playground and domain works
 - \$73k for the Morrinsville Event Centre court wall refurbishment (co-funded by the Rotary Club)
 - \$117k on pool renewal works.
- These increases are offset by renewal programmes currently behind schedule:
- Roading renewals expenditure of \$4.5m has been incurred against an annual budget of \$7.5m, reflecting the seasonal nature of this work - typically higher activity in warmer months, and delays in the resealing programme.
 - Water reticulation renewals expenditure totals \$1.2m against an annual budget of \$3.6m.
 - Water plant renewals of \$487k compared to a full year budget of \$1.3m.
 - Wastewater reticulation renewals of \$1.3m against an annual budget of \$2.2m.
 - Wastewater plant renewals of \$744k against a budget of \$2.64m.
 - Te Aroha WWTP inlet screening and grit system, with \$494k spent against a \$707k annual budget.
 - Unplanned wastewater line relocation in Morrinsville, with \$191k spent against a budget of \$220k.
 - Te Aroha wastewater plant fencing, with \$110k spent against a \$162k carry-forward budget.
 - Waharoa East SPS renewal, with \$26k spent against an annual budget of \$815k.
 - The \$511k budget for district wide stormwater reticulation renewals is planned to be delivered in conjunction with related upgrade and consent renewal works.
- Overall, renewal expenditure across these programmes is expected to be underspent by year end.
The year end reforecast variance have been reviewed to reflect the delayed capital program across most activities with the exception of Open Country Community Stadium and Roading activities.
- 13 Capital expenditure has been lower than anticipated, resulting in a reduced need for borrowing compared with budget.

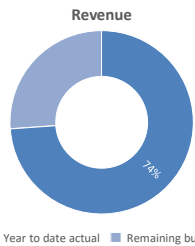
SUMMARY FINANCIALS BY ACTIVITY

At the end of March, we are 75% of the way through the 2025/26 financial year. The graphs below show how our operating and capital budgets are tracking at this point per activity. Graphs shown in red highlight areas where there is concern or risk that year end budgets could be significantly unfavorable or planned capital work not completed or was significantly overspent. The Year End Forecast and budget are also reflected for each activity, based on trends identified over the first 3 quarters or information provided by the budget managers.

Community Facilities

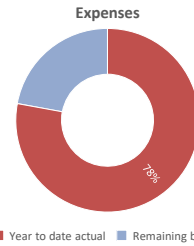
as at March 2026

OPERATING



Actual: \$14.8m Budget: \$15.1m
YE Forecast: \$20.1m YE Budget: \$20.1m

Overall, Community Facilities revenue is \$226k (or 2%) less than budgeted. Spas, Beauty and Pools income is tracking behind budget at this point. Te Aroha Mineral Spas income is \$333k lower than budget (but still similar to last years income at this point), Domain House Beauty income is \$23k lower than budget (but 11% higher than last year) and income from Pools across the district is \$11k lower than budget (and 8% down on last year). Matamata pools recorded 29% drop in admission due to pool liner installation project (opened again to public on 24 January), whilst Te Aroha pool recorded 4% drop in numbers, however, the Morrinsville pool recorded 13% increase in admission. This reduced income from Pools and Spas is offset by higher revenue in other community facilities; \$93k higher from the sale of cemetery plots and \$66k higher from recreation facilities for the reporting period.



Actual: \$13.5m Budget: \$13m
YE Forecast: \$17.9m YE Budget: \$17.4m

Overall, payments to staff and suppliers are \$507k above budget. This variance is primarily driven by:

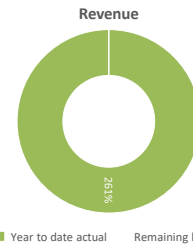
- KVS business unit charges to these activities are \$170k above budget.
- \$238k of unbudgeted works relating to the January storm damage and arborist expenditure to make trees safe following these events
- Corporate properties operating costs are \$95k higher.
- Unbudgeted costs of \$117k associated with the 61 Tower Road property offer back and seismic assessment/reviews.
- \$110k higher rates billing particularly for housing.
- \$88k higher asset insurance costs.
- Higher employee costs of \$69k.

These are partially offset by savings in:

- Building maintenance costs of \$127k.
- Public amenities of \$82k.
- Pool painting of \$75k, noting that new technology meant the Matamata pool was able to be relined rather than painted.
- Internal charges and overheads are \$69k lower than budget.

Year end reforecast variance relates a continuation of this trend.

CAPITAL



Actual: \$7.2m Budget: \$2.1m
YE Forecast: \$9.4m YE Budget: \$2.8m

A total of \$5.46m in grant/donations were received for the Open Country Community Stadium project at Matamata, that were not included in the budget due to uncertain timing. These were funded by the following contributors:

- \$1.96m from the Ministry of Education
- \$1.78m from the Matamata Indoor Sport and Recreation Stadium Charitable Trust
- \$500k from J Swap
- \$500k from Trust Waikato
- \$460k from NZ Lottery
- \$250k from Open Country Dairy Limited
- \$5k from Matamata College

We are anticipating to receive a further \$1.2m grant/donations for the Stadium by the end of financial year. Year end reforecast has been reviewed accordingly. In addition to these stadium related funds, financial contributions for parks and reserves were \$158k higher than budgeted.



Actual: \$8.7m Budget: \$4.1m
YE Forecast: \$9.9m YE Budget: \$5.5m

Community Facilities capital works are currently tracking ahead of budget mainly with \$7.1m spent at the Open Country Community Stadium Matamata compared to \$7.9m carried forward budget which is funded from grants/donations. Other Community Facilities capital projects spend to date include:

- \$140k spent for new Exe-loo at Davies Park Morrinsville,
- \$256k on Morrinsville office refurbishment, and
- \$90k on street furniture in Morrinsville.

Renewal works undertaken include:

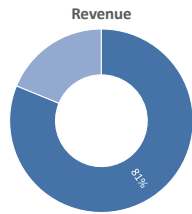
- \$256k for installing a membrane liner at the Matamata pools,
- \$90k at the Te Aroha EPH facility,
- \$129k at the Matamata EPH,
- \$73k on Morrinsville Event Centre court wall refurbishment co-funded by the Rotary Club,
- \$76k for housing projects,
- \$43k on facilities buildings,
- \$64k on playground/domain, and
- \$117k on renewal works at pools.

The year end forecast aligns the capital program budget in relation to the Open Country Community Stadium project.

Rubbish and Recycling

as at March 2026

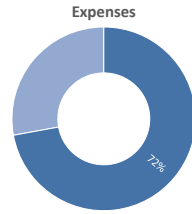
OPERATING



■ Year to date actual ■ Remaining budget

Actual: \$4.5m **Budget: \$4.1m**
YE Forecast: \$5.8m **YE Budget: \$5.5m**

The waste minimisation subsidy received from the Ministry for the Environment for the third quarter of 2025/26 was \$202k higher than budgeted. Revenue from refuse transfer stations was ahead of budget by \$143k, particularly from scrap metal. The year end reforecast variance reflects the higher revenue from scrap metal and waste minimisation subsidies.



■ Year to date actual ■ Remaining budget

Actual: \$3.8m **Budget: \$4m**
YE Forecast: \$5.2m **YE Budget: \$5.3m**

The rubbish and recycling activities are under budget by \$153k. Key underspends include:

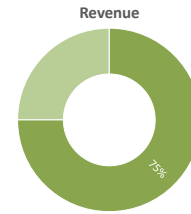
- Internal charges of \$351k
- Internal interest and overheads of \$49k

These are offset by overspends in:

- \$81k for the waste minimisation management plan which is funded from reserves
- \$91k for assessing remedial options at closed landfill, although this is likely to be spent by year end
- \$75k in contractors costs.

The year end forecast reflects a similar trend for the remainder of the year.

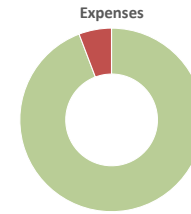
CAPITAL



■ Year to date actual ■ Remaining budget

Actual: \$0.4m **Budget: \$0.2m**
YE Forecast: \$0.2m **YE Budget: \$0.2m**

The operating surplus provides cashflow for capital projects and helps reduce the need for external borrowing.



■ Year to date actual ■ Remaining budget

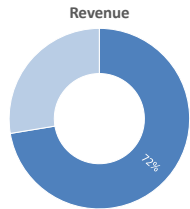
Actual: \$0.09m **Budget: \$1.2m**
YE Forecast: \$0.5m **YE Budget: \$1.6m**

The design of upgrade works at the Morrinsville Refuse Transfer Station is taking longer than anticipated whilst construction will commence in the new financial year. The capital budget will be underspent at 30 June, and carried forward to next financial year. The year end forecast reflects this reduced capital program.

Roading

as at March 2026

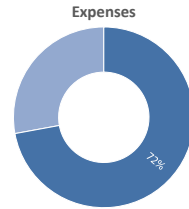
OPERATING



■ Year to date actual ■ Remaining budget

Actual: \$9.8m Budget: \$10.1m
YE Forecast: \$13.5m YE Budget: \$13.5m

NZTA operational subsidies received are currently below budget due to normal seasonal timing differences. As subsidies are claimed when maintenance works are required, income is not evenly distributed across the financial year. The budget is still expected to be achieved by year end. The operational subsidy income forecast to June 2026 aligns to the NZTA approved program.



■ Year to date actual ■ Remaining budget

Actual: \$7m Budget: \$7.3m
YE Forecast: \$9.7m YE Budget: \$9.7m

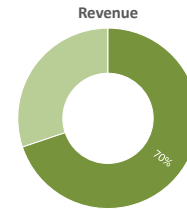
Roading operational and maintenance spend is currently \$312k under budget.

This is largely due to:

- lower than expected spending on subsidised roading, which is \$496k below budget. The maintenance programme is running behind schedule following the deferral of \$100k of planned bridge maintenance, which will now be delivered through the structures component replacement contract. In addition, roading maintenance is undertaken as needed rather than evenly across the year, resulting in timing differences. These are expected to even out and be in line with budget by year-end.
- Internal charges and overheads are also \$19k below budget. These are partially offset by higher spend in:
 - Unsubsidised costs, which are \$63k over budget
 - Business unit cost allocations, which are \$121k over budget
 - Interest costs that are \$21k above budget.

The operational expenditure forecast to June 2026 aligns to the NZTA approved program.

CAPITAL

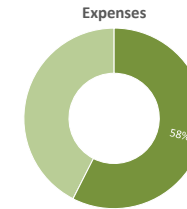


■ Year to date actual ■ Remaining budget

Actual: \$8.5m Budget: \$9.1m
YE Forecast: \$14.1m YE Budget: \$12.1m

NZTA capital subsidies received are currently below budget due to normal seasonal timing differences. This largely reflects reduced delivery in the Low Cost Low Risk category, where targeted fund planned works total \$101k against a budget of \$250k, and in local road improvements, where planned works are \$100k compared with a budget of \$780k. This is partially offset by \$330k of external funding received for district accessibility improvements and connectivity projects, along with an additional \$123k in development contributions received across the district.

The capital subsidy income forecast to June 2026 aligns with the NZTA approved program plus includes an anticipated \$2m unbudgeted Better off Funding grant in relation to the district wide accessibility improvements and connectivity projects across the district.



■ Year to date actual ■ Remaining budget

Actual: \$5m Budget: \$6.6m
YE Forecast: \$9.9m YE Budget: \$8.7m

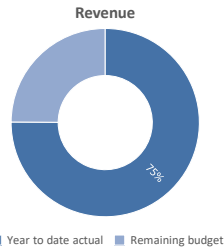
Renewal expenditure is currently tracking behind budget, largely due to normal seasonal timing differences. The resealing programme is also behind schedule as a result of adverse weather conditions and establishing the structures component replacement contract. These are timing issues only, and it is anticipated that delivery and expenditure will catch up and align with the budget at year end.

Capital works expenditure is also behind budget, mainly due to reduced delivery in the Low Cost Low Risk category, where targeted fund planned works are \$101k against a budget of \$250k, and in local road improvements, where planned works are \$100k compared with a budget of \$780k for the current financial year. The capital expenditure forecast to June 2026 aligns with the NZTA approved program plus the anticipated \$2m unbudgeted external funding for the district wide accessibility improvements and connectivity projects across the district.

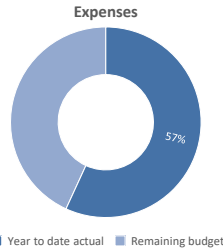
Stormwater

as at March 2026

OPERATING

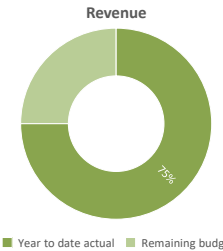


Actual: \$1m Budget: \$1m
YE Forecast: \$1.3m YE Budget: \$1.3m
Tracking to budget

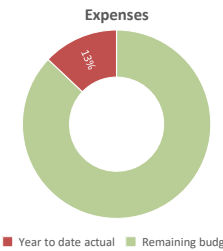


Actual: \$0.6m Budget: \$0.8m
YE Forecast: \$0.9m YE Budget: \$1m
Stormwater professional services expenditure is currently \$128k below budget, with internal charges also tracking \$53k under budget. Based on current spending patterns, this underspend is expected to continue for the remainder of the financial year.
The year end forecast to June 2026 reflects this reduced expenditure trend.

CAPITAL



Actual: \$0.2m Budget: \$0.21m
YE Forecast: \$0.29m YE Budget: \$0.29m
The operating surplus provides cash to fund capital projects and reduces the need to borrow externally.

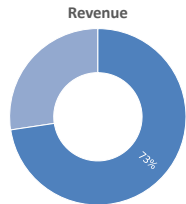


Actual: \$0.2m Budget: \$1.1m
YE Forecast: \$0.3m YE Budget: \$1.5m
District wide stormwater upgrade and modelling projects are currently tracking behind budget. District wide stormwater reticulation renewal projects are to be scoped, while the Te Aroha stormwater drain improvements at Ridgeview Drive are tracking on budget.
Overall, the stormwater capital programme is expected to underspend at year end, with unspent budgets proposed to be carried forward to the 2026/27 financial year.
The year end forecast reflects this reduced capital program.

Wastewater

as at March 2026

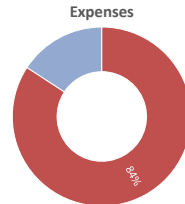
OPERATING



■ Year to date actual ■ Remaining budget

Actual: \$8.4m Budget: \$8.7m
YE Forecast: \$11.5m YE Budget: \$11.5m

Trade waste charges are currently \$266k below budget. Higher trade waste rates have been applied to agreements with two major industrial users and income is expected to track closer to budget over the year. However, the final outcome will largely depend on the level of production and discharge volumes from these users.



■ Year to date actual ■ Remaining budget

Actual: \$6m Budget: \$5.3m
YE Forecast: \$7.9m YE Budget: \$7.1m

There are a number of variances across the budget, with both overspends and underspends in different areas.

Key cost pressures include:

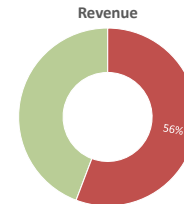
- higher-than-planned costs for reticulation and treatment contracts (\$131k over budget)
- Legal costs relating to the Waihou wastewater treatment plant consent breach (\$106k)
- Business Unit cost allocation (\$245k) over
- Power costs (\$117k) over
- Professional fees (\$31k) over
- Mechanical maintenance services (\$251k) over
- Interest costs, which are currently \$73k above budget.
- These cost overruns are partially offset by underspends in internal charges and overheads totalling \$299k.

Looking ahead, further cost pressures are expected to continue through to year end. This includes ongoing costs to manage sludge issues at the Te Aroha plant to maintain compliance, and operational challenges at the Matamata wastewater plant. These challenges include the need for an additional aerator, increased labour and power requirements, and additional compliance costs while the new treatment plant is under construction.

Staff are closely monitoring these pressures and are particularly mindful of the potential impact of recent fuel price increases passed on to us.

The forecast to June 2026 reflects the anticipated on-going cost pressures for the wastewater activity.

CAPITAL

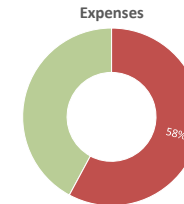


■ Year to date actual ■ Remaining budget

Actual: \$3.1m Budget: \$4.1m
YE Forecast: \$4.2m YE Budget: \$5.5m

Development contributions are currently tracking \$955k below budget due to slowing of subdivision activity in the district.

The forecast income to June 2026 reflects this declining trend.



■ Year to date actual ■ Remaining budget

Actual: \$18.3m Budget: \$23.7m
YE Forecast: \$24m YE Budget: \$31.6m

Wastewater capital works are currently tracking behind budget. The largest expenditure relates to the Matamata Wastewater Treatment Plant (WWTP) upgrade, with \$15.3m spent this year to date compared to the 2025/26 annual budget of \$24.5m, plus \$17.8m of this project's budget carried forward from the 2024/25 year. On a whole-of-life basis, total spend to date is \$29.9m against the forecasted project budget of \$67m.

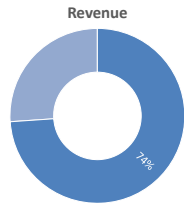
Other wastewater capital projects are also tracking behind budget, with total expenditure of \$2.9m to date compared to the 2025/26 budget of \$7.1m. Key projects include:

- Wastewater reticulation renewals: \$1.3m spent against a budget of \$2.2m
 - Wastewater plant renewals: \$744k spent against a budget of \$2.64m
 - Te Aroha WWTP inlet screening & grit system: \$494k spent against a \$707k carry-forward budget
 - Unplanned wastewater line relocation (Morrinsville): \$191k spent against a budget of \$220k
 - Te Aroha plant fencing: \$110k spent against a \$162k carry-forward budget
 - Waharoa East SPS renewal: \$26k spent against a budget of \$815k
- The underspend across these projects is primarily due to timing and staging of works, with further expenditure expected as projects progress through the year. The forecast capital spend to June 2026 reflects that only limited progress will be made against the capital programme by year end.

Water

as at March 2026

OPERATING



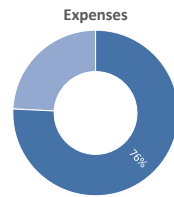
■ Year to date actual ■ Remaining budget

Actual: \$8.8m Budget: \$8.9m
YE Forecast: \$12.2m YE Budget: \$11.9m

Better of Funding grant income has been received for work completed on the Water Service Delivery Plan, with further funding expected for approved water operating activities.

This is partially offset by metered water income, which is currently \$202k (7%) below budget. Lower water consumption has been recorded from one of the larger industrial customers, which is a normal seasonal variation for that customer. A small portion of the decrease is also likely related to the new staggered approach to water meter reading across the three wards introduced this year. While some of this variance may be recovered as the year progresses, total income will largely depend on industrial water usage, which can fluctuate due to a range of factors.

The operational subsidy income forecast to June 2026 incorporates the anticipated external funding for the approved water operating projects.



■ Year to date actual ■ Remaining budget

Actual: \$6.2m Budget: \$6.1m
YE Forecast: \$8.5m YE Budget: \$8.2m

Overall payments to suppliers are tracking in line with budget. However, there are variances within individual cost areas, with some overspends offset by underspends elsewhere.

The main areas of overspend are:

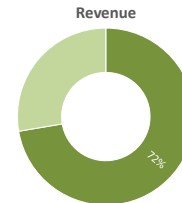
- Mechanical maintenance works at treatment plants (\$150k)
- Taumata Arowai water services levy (\$115k)
- Business Unit cost allocations (\$351k)
- Finance costs (\$95k), mainly due to higher opening debt levels than originally budgeted.

These pressures are largely offset by underspends across several areas, including:

- Overhead costs (\$319k)
- External laboratory analysis (\$114k)
- Materials purchases (\$95k)
- Subcontractor costs (\$42k)
- Chemical costs (\$22k)
- Reticulation and treatment plant charges (\$57k)

Management continues to closely monitor cost pressure, particularly the recent increase in fuel prices and the potential flow on impact to contract costs, to minimise the risk of material budget overruns. The forecast variance to June 2026 reflects this increasing trend.

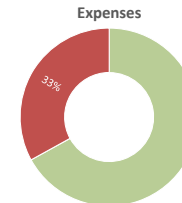
CAPITAL



■ Year to date actual ■ Remaining budget

Actual: \$2.8m Budget: \$2.9m
YE Forecast: \$3.9m YE Budget: \$3.9m

Development contributions were \$48k below budget.



■ Year to date actual ■ Remaining budget

Actual: \$2.7m Budget: \$6.2m
YE Forecast: \$6m YE Budget: \$8.2m

The Water capital programme is currently tracking behind budget, with expenditure to date lower than planned across most projects.

Year to date, \$1.2m has been spent on water reticulation renewals against an annual budget of \$3.6m. Water treatment plant renewals total \$487k compared to a full year budget of \$1.3m. Spending on other water capital projects total \$946k compared to the 2025/26 budget of \$3.2m. Progress on key projects includes:

- Tahuna new bore installation: \$118k spent against \$223k budget
- Matamata South bore upgrade: \$103k spent
- Morrinsville Water Treatment Plant UV installation: \$97k spent against a combined budget of \$1.35m (\$969k budget + \$381k carry forward)
- District wide water loss strategy implementation: \$21k spent against a \$75k budget
- Gross pollution monitoring project: \$110k spent against a \$393k budget
- Morrinsville Lockerbie Water Treatment Plant - pressure monitoring: \$83k spent
- Te Aroha Water Treatment Plant security fence: \$49k spent against a \$175k budget
- Morrinsville Water Treatment Plant slip remediation (unplanned): \$32k spent against a \$250k reallocated budget
- Other renewal projects: \$333k spent compared to \$755k of carried forward budget.

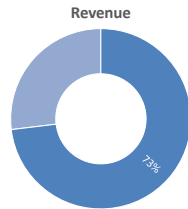
Based on current progress, the Water capital programme is expected to be underspent as at 30 June 2026.

The forecast capital spend to June 2026 reflects that only limited progress will be made against the capital programme by year end.

Strategies and Engagement

as at March 2026

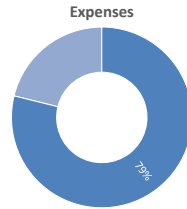
OPERATING



■ Year to date actual ■ Remaining budget

Actual: \$6.4m **Budget: \$6.6m**
YE Forecast: \$9m **YE Budget: \$8.8m**

Grant income is currently \$123k below budget. This is largely due to a progress claim for the Pride of Place Community-Led Initiative project (Better Off Funding) that has been submitted and is awaiting approval. Internal recoveries are also \$187k below budget, reflecting lower than planned charging of staff time to capital projects and other activities. These shortfalls are largely offset by higher than budgeted interest and investment income, which is \$126k above budget as a result of holding deposits to pre-fund debt that is due to mature in April, and \$70k dividend received from Waikato Regional Airport Limited.



■ Year to date actual ■ Remaining budget

Actual: \$7.9m **Budget: \$7.5m**
YE Forecast: \$10.3m **YE Budget: \$10m**

Payments to suppliers and staff are currently tracking above budget. This is primarily driven by:

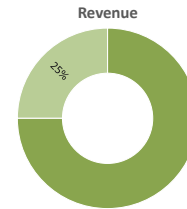
- M365 project costs of \$312k, which are funded from reserves
- Grants payments made early in the year totalling \$113k
- Civil defence costs of \$134k, with one-third recoverable from partner councils
- Election costs of \$64k, as expected in an election year
- Higher interest costs of \$29k
- Internal charges and overheads \$28k above budget.

These pressures are partially offset by underspends in other areas, including:

- Audit fees \$140k below budget due to timing of when we receive the bill
- Future Proof costs \$112k below budget
- Contractor expenses \$38k below budget.

The forecast variance to June 2026 reflects that most of these costs are expected to balance out by the end of the year, except those project costs funded from reserves.

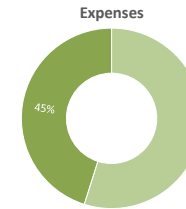
CAPITAL



■ Year to date actual ■ Remaining budget

Actual: \$0.001m **Budget: \$0.001m**
YE Forecast: \$0.001m **YE Budget: \$0.001m**

Tracking to budget



■ Year to date actual ■ Remaining budget

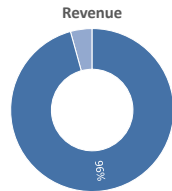
Actual: \$0.7m **Budget: \$1.2m**
YE Forecast: \$1.6m **YE Budget: \$1.6m**

To date \$482k has been spent on plant, including motor vehicles and machinery, \$176k on IT equipment, and \$36k on furniture and fittings. Expenditure is expected to align with the budget by the end of the year.

Consents and Licencing

as at March 2026

OPERATING



■ Year to date actual ■ Remaining budget

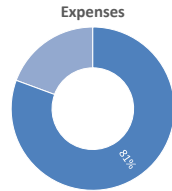
Actual: \$8m **Budget: \$6.3m**
YE Forecast: \$10.3m **YE Budget: \$8.4m**

Revenue from fees and charges is \$1.7m ahead of budget as at March 2026. The favourable position is largely due to higher than anticipated activity in the Building Consents and Resource Consent areas, contributing an additional \$678k and \$572k respectively.

While revenue has increased, this has been largely offset, as increased consenting activity has required greater use of consultants and higher internal charges from supporting teams involved in the consenting process.

Other contributors to the favourable variance include Licensing and Enforcement, which is \$41k above budget, and Dog Registration fees, which are \$111k above budget due to registrations being processed earlier in the financial year. Dog registration income is expected to align with budget as the year progresses.

The reforecast variance to June 2026 reflects the continuing trend in the Building Consent and Resource Consent areas.



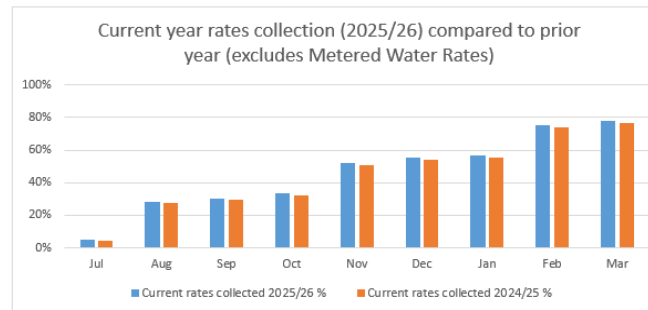
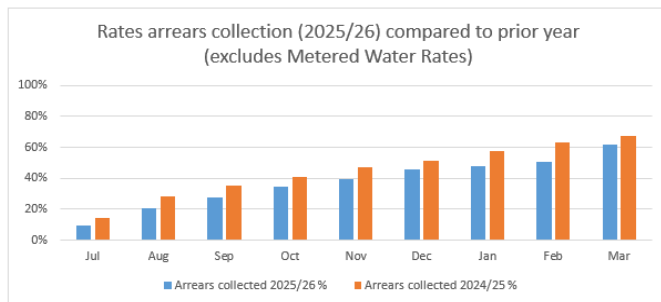
■ Year to date actual ■ Remaining budget

Actual: \$6.6m **Budget: \$6.1m**
YE Forecast: \$8.8m **YE Budget: \$8.1m**

Payments to staff and suppliers are \$424k above budget, primarily due to higher professional services costs and increased internal staff charges associated with processing resource consents. These additional costs are fully offset by fee income recovered from applicants. Internal charges and overheads are also \$25k higher than budgeted. The year end forecast reflects this continuing trend.

Monthly RATES REPORT 2025/26

	FY2023	FY2024	FY2025	Jul-25 8%	Aug-25 17%	Sept-25 25%	Oct-25 33%	Nov-25 42%	Dec-25 50%	Jan-26 58%	Feb-26 67%	Mar-26 75%
Rate Arrears												
Opening arrears	941,045.00	1,220,915.00	1,445,254.65	1,664,660	1,509,958	1,322,020	1,201,458	1,085,824	1,010,234	899,291	872,488	818,301
Closing arrears	315,932.00	384,495.00	419,818.63	1,509,958	1,322,020	1,201,458	1,085,824	1,010,234	899,291	872,488	818,301	641,328
Arrears collected this month \$	625,113	836,420	1,025,436	154,702	187,938	120,562	115,634	75,590	110,943	26,804	54,187	176,973
Arrears collected YTD \$				154,702	342,640	463,202	578,836	654,426	765,369	792,172	846,359	1,023,332
Arrears collected YTD %	66.4%	68.5%	71.0%	9.3%	20.6%	27.8%	34.8%	39.3%	46.0%	47.6%	50.8%	61.5%
Previous year arrears collected %				14.4%	28.5%	35.2%	41.2%	47.1%	51.2%	57.9%	62.9%	67.2%
Current Rates												
Opening current rates	49,072,665	55,822,634	63,311,852	66,900,415	63,734,603	48,527,009	46,840,733	44,933,379	32,472,025	30,074,367	29,202,959	16,888,081
Additional rates levied			(159,706)	-	152,281	(3,267)	(8,695)	(12,686)	(2,553)	(13,951)	(1,039)	(1,778)
Closing current rates	808,840	1,060,759	1,244,841	63,734,603	48,527,009	46,840,733	44,933,379	32,472,025	30,074,367	29,202,959	16,888,081	15,087,550
Current rates collected this month \$	48,263,825	54,761,875	61,907,304	3,165,812	15,359,875	1,683,009	1,898,660	12,448,667	2,395,106	857,456	12,313,840	1,798,753
Current rates collected YTD \$				3,165,812	18,525,687	20,208,696	22,107,356	34,556,023	36,951,129	37,808,586	50,122,425	51,921,178
Current rates collected YTD %	98.4%	98.1%	97.5%	4.7%	27.9%	30.4%	33.3%	51.8%	55.4%	56.7%	75.1%	77.8%
Previous year current rates collected %				4.3%	27.3%	29.5%	32.2%	50.8%	53.8%	55.6%	74.2%	76.8%
Rates received in advance												
Overpayments				(36,891)	(66,090)	(80,994)	(96,407)	(123,584)	(173,234)	(188,928)	(267,699)	(342,542)



TREASURY MANAGEMENT - REVIEW OF COMPLIANCE WITH TREASURY POLICIES

Treasury summary - positions and compliance

Matamata Piako District Council

Month: Currency:

1. Re-forecasted LTP | 2. Draft AP 26/27 ex. waters | 3. 2024 LTP forecast - 73%

Interest rate risk

Last month Next month

Compliant until
Not Compliant

Interest rate risk is defined as the risk of Council's cost of funds increasing due to adverse movements in wholesale interest rates that Council pays on its external debt and would potentially pay on forecast debt.

Interest rate risk non-compliance

In September 2025, Council updated its Liability Management Policy to allow for the management of transitional issues as Council transfers its water related assets and debt to Waikato Waters Limited from 1 October 2026. Council's portfolio is currently over hedged compared to the parameters in the policy, however the policy allows for this as a transitional provision.



Counterparty credit limits

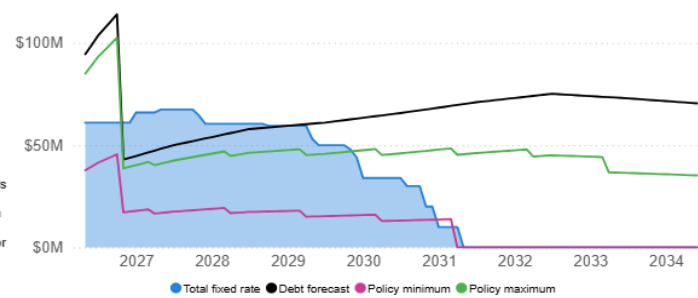
Counterparty	Compliant?
ANZ	✓
BNZ	✓
Westpac	✓

Counterparty credit limits refer to the Policy defined limits associated with Council's current bank counterparties (i.e. the maximum \$ amount of exposure Council can have with each of its bank counterparties). The compliance tick indicates Council's exposure is below the maximum limit for that counterparty.

The counterparties above are those Council currently has treasury exposure, such as investments (e.g. bank and term deposits) or derivatives (e.g. interest rate swaps), with.

There is risk those counterparties may default and Council loses the term deposit amount or to replace the financial arrangement (i.e swap). To manage this risk, Council is only able to enter treasury transactions with approved counterparties and the counterparty credit limits are imposed to enforce spreading across the banks and avoid concentration of credit exposure.

Interest rate risk profile



The interest rate risk profile demonstrates Council's amount of fixed rate debt against the fixed/floating interest rate risk control limits defined by Policy.

- Debt forecast - Council's gross external debt forecast. This excludes any debt that has been pre-funded.
- Total fixed rate (shaded area) - illustrates all forecast debt amounts where interest rate obligations are known (i.e. the interest rate is fixed and does not change from the commencement date to maturity date). Fixing may be achieved via fixed rate borrowing (e.g. fixed rate bonds) or hedging instruments (e.g. interest rate swaps) which convert floating interest rate obligations into fixed rate obligations.
- Policy minimum - illustrates the minimum fixed rate debt amount Council must have across time each period.
- Policy maximum - illustrates the maximum fixed rate debt amount Council can have across each time period.

The area between "Total fixed rate" and the debt forecast is Council's floating rate exposure assuming forecast debt is ultimately drawn debt.

Treasury summary - positions and compliance

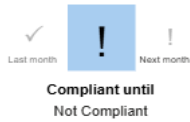
Matamata Piako District Council

Month
March 2026

Currency
NZD

- 1. Re-forecasted LTP
- 2. Draft AP 26/27 ex. waters
- 3. 2024 LTP forecast - 73%

Liquidity risk



Liquidity ratio

110%

\$90,000,000
Gross debt less prefunding

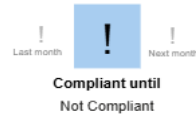
\$83,116,479
Net debt

\$6,000,000
Undrawn and unlinked bank facilities

\$2,983,521
Liquid deposits



Funding risk



Liquidity risk management

involves ensuring that reasonably foreseen and unforeseen cash requirements can be met as they arise. This risk is managed through the maintenance of the liquidity ratio Policy requirements.

Liquidity ratio

measures the cash and liquid deposit amounts and available committed debt facilities amount over and above the existing external debt amount measured at >110%.

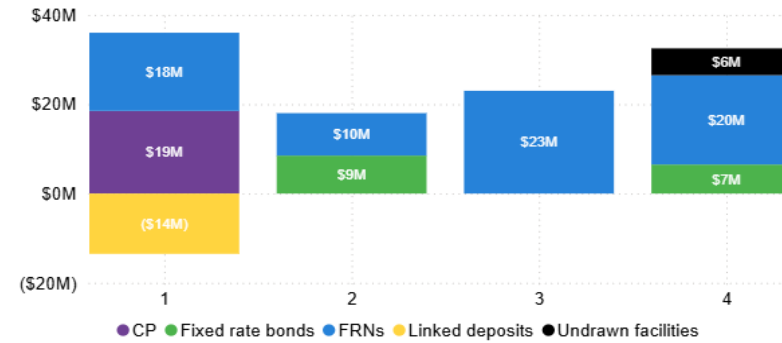
Funding risk management

is the risk of Council's cost of funds increasing and/or the inability of Council refinancing and raising debt. This risk is managed through the spreading and smoothing of debt maturity dates.

Funding risk non-compliance

In September 2025, Council updated its Liability Management Policy to allow for the management of transitional issues as Council transfers its water related assets and debt to Waikato Waters Limited from 1 October 2026. It is preferential that debt that will eventually be transferred to the new entity is funded over a shorter maturity period, which will mean Council operates outside of its funding risk limits during the transition phase.

Debt funding risk timeline



The debt funding risk timeline demonstrates all of Council's different types of external debt amounts and when it matures. This includes:

- LGFA debt - such as floating rate notes (FRNs) and fixed rate bonds.
- Committed debt facilities - which are separated into how much is drawn and how much is undrawn.

The timeline is relevant to Council's funding maturity profile which specifies how much of Council's debt can mature in each period - enforcing the spreading of refinancing risk.

* Pre-funding (i.e. the refinanced debt and associated linked deposit amount) is excluded from the liquidity ratio calculation. It is negative to show an offset against the upcoming maturing debt i.e. netted off by the corresponding term deposit (i.e. linked deposits).

Loans and deposits by reporting date

Matamata Piako District Council

Reporting date: Instrument: Counterparty:

Instrument type	CounterParty	Start date	Maturity date	Drawn amount	Limit	InterestRate	Margin_Float	CommitmentFee
Commercial Paper (non bank-linked)	LGFA	18 Dec 25	17 Dec 26	\$11,500,000	\$11,500,000		0.25%	
Term Deposit	ANZ	04 Dec 25	04 Dec 26	\$3,900,000	\$3,900,000	3.48%		
Commercial Paper (non bank-linked)	LGFA	17 Oct 25	16 Oct 26	\$7,000,000	\$7,000,000		0.25%	
Call Account	ANZ	01 Aug 25	01 May 26	\$1,344	\$1,344			
Linked Deposit (pre-funding)	ASB	28 May 25	14 Apr 26	\$13,500,000	\$13,500,000	4.04%		
Floating Rate Note	LGFA	12 May 25	20 Apr 29	\$13,500,000	\$13,500,000		1.03%	
Standby Facility	Westpac	01 May 25	30 Apr 29	\$0	\$6,000,000		1.15%	0.30%
Floating Rate Note	LGFA	15 Apr 25	20 Apr 29	\$6,500,000	\$6,500,000		1.05%	
Floating Rate Note	LGFA	16 Dec 24	15 May 28	\$8,000,000	\$8,000,000		0.93%	
Floating Rate Note	LGFA	07 Oct 24	15 May 28	\$3,500,000	\$3,500,000		0.94%	
Fixed Rate Bond	LGFA	04 Jun 24	20 Apr 29	\$6,500,000	\$6,500,000	5.55%		
Floating Rate Note	LGFA	15 Apr 24	15 May 28	\$5,500,000	\$5,500,000			
Call Account	BNZ	29 Feb 24	01 May 26	\$2,982,177	\$2,982,177			
Fixed Rate Bond	LGFA	30 Jan 24	15 Apr 27	\$8,500,000	\$8,500,000	5.32%		
Floating Rate Note	LGFA	14 Aug 23	15 Apr 26	\$7,000,000	\$7,000,000		0.54%	
Floating Rate Note	LGFA	14 Dec 22	15 Oct 27	\$2,000,000	\$2,000,000		0.76%	
Floating Rate Note	LGFA	14 Dec 22	15 May 28	\$2,000,000	\$2,000,000		0.78%	
Floating Rate Note	LGFA	17 Oct 22	15 Apr 27	\$1,500,000	\$1,500,000		0.84%	
Floating Rate Note	LGFA	16 May 22	15 Oct 26	\$4,000,000	\$4,000,000		0.61%	
Floating Rate Note	LGFA	14 Mar 22	15 May 28	\$4,000,000	\$4,000,000		0.72%	
Floating Rate Note	LGFA	12 Jul 21	15 Apr 27	\$3,500,000	\$3,500,000		0.57%	
Floating Rate Note	LGFA	15 Aug 20	15 Apr 26	\$3,500,000	\$3,500,000		0.92%	
Floating Rate Note	LGFA	30 Apr 19	15 Apr 26	\$3,000,000	\$3,000,000		0.80%	
Floating Rate Note	LGFA	30 Apr 19	15 Apr 27	\$2,500,000	\$2,500,000		0.90%	



8 Ngā Pūrongo Whakamārama | Information Reports

8.3 RMA Policy & District Plan Update

CM No.: 3161677

Te Kaupapa | Purpose

The purpose of this report is to provide the Council with an update on the rolling review of the Matamata-Piako District Plan (MPDP) including the exemption applications. This update also includes information on the RMA reform, Private Plan Change 62 Calcutta, Private Plan Change 64 Banks Road, the Efficiency and Effectiveness (EE) Report, the MPDC Growth Strategy, MPDC website update work, Hauraki Gulf Forum activities, the Ashbourne fast track decision and the progress on the Mana Whakahono ā Rohe agreements.

Rāpopotonga Matua | Executive Summary

A District Plan and Resource Management Reform summary is provided below. The update specifically refers to the Plan Change Exemption Applications, Private Plan Change 62 Calcutta, Private Plan Change 64 Banks Road, the MPDC Growth Strategy, the EE Report, Resource Management Act Reform, MPDC webpage updates, Hauraki Gulf Forum activities, the Ashbourne fast track decision and progress on the receipt of six Mana Whakahono ā Rohe invitations. Jayshree Kanji, Carolyn McAlley, Kumesh Burr and Fiona Hill are available to deliver the update and answer any questions.

Tūtohunga | Recommendation

That:

1. The report be received.

Ngā Take/Kōrerorero | Issues/Discussion

Plan Change Exemption Applications

In August 2025, the Government introduced new legislation as part of the [Resource Management \(Consenting and Other System Changes\) Amendment Act 2025](#). A key part of this legislation is called [Plan Stop](#). The intention of this legislation is to ensure that local authorities do not expend resources unnecessarily, by stopping parts of the plan making process until the RMA replacement legislation comes into force. It included pausing updating plans to align with the National Planning Standards and full plan reviews.

However, under the Plan Stop rules, councils can still ask the Minister responsible for Resource Management Reform for permission to start or keep working on a plan change if it meets the criteria in section 80W of the Resource Management Act 1991 (RMA).

As a consequence of these changes, on 8 October 2025, the Council decided not to notify PC61 - National Planning Standards and Other Matters and to proceed with lodging two exemption applications.

Plan Change 65 Minor Matters - Exemption application

Plan Change 65 Minor Matters (PC65) aims to rectify issues with the Operative Matamata-Piako District Plan that have led to inefficiencies, unintended consequences or proved unworkable, as outlined in the Government's Plan Stop Policy exemption criteria 80W(2)(b).

On 13 March 2026, Council received the Minister's decision on the PC65 exemption application, approving it in full. Staff are now working on progressing this plan change through the process outlined in Schedule 1 of the RMA.

The PC65 material was provided to iwi authorities for their review and comment as required by Clause 4A of Schedule 1 of the RMA. No feedback was received. A separate decision report is included as part of this Agenda seeking approval to notify this plan change.

For more information about PC65, please click [here](#).

Plan Change 49 Waharoa - Exemption application

On 8 October 2025, Council agreed to support the preparation and submission of an exemption application for PC49 to the Minister responsible for Resource Management Reform. This plan change aims to improve job opportunities and enable more flexible living options in Waharoa.

Staff have consulted with Ngāti Hauā and Te Hauora o Ngāti Hauā and have received support letters from both parties. These letters will be part of the exemption application. The final draft of the application has been given to the Governance group for their review and comments. It is intended the application will be lodged with the Minister before the end of May 2026. The exemption application will be published on the MPDC [Plan Stop](#) webpage once it is submitted to the Minister.

Private Plan Change 62 – Calcutta

On 3 July 2025, the Council received a request for Private Plan Change 62 – Calcutta (PPC62). This plan change seeks to rezone approximately 20ha of rural land along the southern side of Tauranga Road, Matamata to Industrial Zone. This is in the same location as Private Plan Change 57; however, Private Plan Change 62 has a smaller footprint.

Staff are reviewing the application and have issued a further information request to the applicant.

For more information about Private Plan Change 62, please click [here](#).

Private Plan Change 64 - Banks Road-Residential Zoning

KA Matamata Limited Partnership (KA Matamata) lodged a private plan change request, to MPDC, on Friday 27 February 2026. The plan change seeks to rezone approximately 26.3ha of land near the southeastern edge of Matamata. The land is located within the Banks Road to Mangawhero Road structure plan and is identified within the future residential policy area. This plan change is known as Private Plan Change 64 - Banks Road (PPC64). The anticipated yield for the Plan Change site is approximately 430 dwellings. KA Matamata owns approximately 8.6ha of land within the PPC64 site. There are currently seven other landowners that own the balance of the land within the PPC64 area.

Staff have reviewed the application for completeness, and the matters that need to be addressed at the time of the plan change process. At Council's request, the applicant provided additional information related to traffic and this information will be reviewed.

For more information about Private Plan Change 64, please click [here](#).

Future Proof

Future Proof, in partnership with SmartGrowth, has completed a year-long study that identifies the potential growth impacts of transport improvements in the Hamilton to Tauranga Corridor. This area spans across Hamilton City Council, Matamata-Piako District, Waipā District and South Waikato District. The study provides a clear understanding of the growth areas unique needs and potential and will help ensure that future growth and the necessary transport, water and utility infrastructure is coordinated and aligned. It aimed to determine how development can be managed in the best way possible – supporting economic outcomes, as well as protecting the environment and our communities.

The study has found that, in addition to the high growth already predicted in the corridor, planned transport improvements are expected to generate more development throughout the corridor. This additional growth is expected to continue to occur mostly at either end of the corridor, in Hamilton and Tauranga, however in the medium-long term, there is also expected to be significant potential growth in the central towns of Matamata, Tirau and Putāruru, and the proportion of growth occurring in this central area could gradually increase over time. Future Proof have also recently uploaded the final version of the Hamilton to Tauranga spatial study to the Future Proof website which you can access [here](#).

MPDC Growth Strategy

Council has given support for staff to progress this work. The Council has now received the updated projections from Te Ngira and has adopted the high growth scenario. The Future Proof study discussed above is important as it provides a broader context for future development in the district.

Further national direction on the National Policy Statement for Urban Development is expected this year which will impact the strategy. Staff are considering what this means for the timing and development of the Strategy, along with the recently announced changes for the structure of local government and will report back to the Council on a recommended direction for the strategy.

Efficiency & Effectiveness report (EE report)

Under Section 35 of the Resource Management Act (RMA), the Council has a duty to monitor the state of the environment and the efficiency and effectiveness of policies, rules and other methods contained within its district plan.

By way of background until 2020, Council published a State of the Environment Report. The report covered Land, Air, Water, Biodiversity and Waste. In 2020 the reporting approach was reviewed, and a new framework called the Monitoring Strategy was decided upon to guide data collection and evaluation. The Strategy covers the study period of 2020 – 2025. Staff have been working on collating the information into the District Plan Efficiency and Effectiveness Report (EE Report). The overall purpose of the report is to assess how effective the Matamata-Piako District Plan is in achieving the intended outcomes.

The EE Report is in the process of being finalised. The report is grouped into a number of chapters such as population growth and the economy, rural development, and heritage and culture. Once finalised, the report will be presented in a Council workshop and thereafter, published on our website. A link to the finalised monitoring report will be shared at a subsequent meeting.

The current program of resource management reform will change the way in which councils monitor their district plans. Whilst the details of the new monitoring system are not known there will be a shift towards a more standardised and nationally coordinated system, with environmental limits and environmental reporting set at a national level. Central government is also working on a centralised data system which will assist in collating data in a consistent manner.

MPDC will still be responsible for local compliance, enforcement, and consent monitoring, but these activities will now align with a single combined regional plan and shared monitoring system. These changes are due to take place over a couple of years, starting as soon as later this year.

Resource Management Act Reform (RMA Reform)

In March 2024, the Government made an announcement regarding its proposed RMA reform processes, which is occurring in three phases. The status of the phases is outlined below.

Phase	Status
Phase 1 - Repealed Existing RMA Reform	COMPLETE
Phase 2 Stage 1 - Freshwater and Other Matters Bill	COMPLETE
Phase 2 Stage 2 - Resource Management Consenting and Other Matters Act and national policy changes	<p>PARTIALLY COMPLETE</p> <p>Act passed into law.</p> <p>On 15 January 2026, ten national policy direction instruments came into force.</p> <p>On 7 May 2026, two amended national policy direction instruments came into force.</p> <p>For more details about the national direction instruments above, click here.</p>
Phase 3 - New Planning Act and Natural Environment Act	<p>PENDING</p> <p>The Bills were introduced on 9 December 2025.</p> <p>MPDC provided a submission on the bills. To access and read the submission, please click here.</p> <p>Submissions have been heard by the Environment Select Committee. A report from the Select Committee is due on 26 June 2026.</p> <p>The amended bills will then be presented to parliament for the second and third readings with royal assent anticipated in August mid-2026.</p>

For more information about the RMA reform, please click [MPDC Resource Management Act Reform](#).

What is happening now?

Phase 2

The Government is making changes to a programme of national direction instruments under the Resource Management Act (RMA) to boost infrastructure and urban development, enhance the primary sector, and deliver housing growth.

By way of background, a National Environmental Standard (NES) is a regulation that sets nationally consistent rules and requirements under the RMA to manage various environmental activities, ensuring health protection and environmental quality. On the 6 May 2026, the National Policy Statement (NPS) for Natural Hazards Implementation Guide was published to offer guidance to consents planner and others administering this national direction.

On 7 May 2026, the following national direction instruments were gazetted and are expected to come into force on 4 June 2026:

- Amendment to NES for Commercial Forestry
- Amendment to NES for Marine Aquaculture.
- Resource Management (Stock Exclusion) Regulations.

Additionally, the following national direction instruments are intended to be gazetted mid-2026 and will come into force shortly afterwards:

- NES for Papakāinga.
- Amendment to NES for Telecommunication Facilities.
- Amendment to NES for Electricity Transmission Activities, and Electric Vehicle Charging Infrastructure Activities Amendment Regulations 2026.

Phase 3

At this stage, the new Acts are progressing through the Parliamentary process, with Select Committee scrutiny and potential amendments still to occur, meaning councils should expect further detail and refinement before final implementation requirements are confirmed.

As the legislation has not yet been finalised, further detail on timeframes, transition arrangements, and implementation requirements is still emerging. There is significant reliance in the legislation on national direction, the detail of which is currently unknown.

The Planning Bill and Natural Environment Bill are expected to be passed in August mid-2026, following completion of the Parliamentary process. Once the Bills are enacted, there will be some sections that take effect within the short timeframe thereafter. Most sections of the new Acts will not take effect until the new combined plans have been developed and are in force. In the interim, councils must continue to operate under the current RMA framework while monitoring the progress of Phase 3 and preparing for future implementation impacts.

Fast-track – Ashbourne Development

The Independent Expert Panel appointed under the Fast-track Approvals Act 2024 has released its final decision on the Ashbourne Fast-track application. For fast-track applications, the decision-making authority sits with central government, not Council. Council's role is limited to providing technical advice when requested and monitoring compliance with conditions if approvals are granted.

Project overview:

- Location: approximately 125 hectares, around 1.8 km south-west of Matamata.
- Residential development of up to 530 dwellings.

- Public open space, a multi-functional greenway, and a neighbourhood centre.
- Proposed retirement development of approximately 250 units with an associated hospital.
- Two solar farms (approximately 13 ha and 25 ha), with potential generation of up to 52,000 MWh per year.

For more information about the Ashbourne development, please click [here](#). On 21 April 2026, the panel's final decision was to:

- **grant** the solar farm approvals,
- **grant, in part**, the residential development approvals sought, subject to the conditions, and
- **decline** the retirement village.

At the time of writing the decision was still open to appeal. The decision can be appealed to the High Court in whole or in part on questions of law only. Staff will be able to update members as to the status of the application at the meeting.

MPDC RMA webpage updates

Staff have published a [Granny Flats \(small stand-alone dwellings\)](#) webpage to assist the public and developers in understanding the requirements for building a granny flat in the Matamata-Piako District.

Additionally, a [Recent changes to RMA National Direction Instruments](#) webpage has been published to help the public understand the scope of the new NPS and NES national direction instruments.

Staff have also published a [Duty Planner Service](#) and [Duty Building Service](#) to help customers understand information about resource consents and building consents, who to contact, and what assistance duty officers can provide.

Mana Whakahono ā Rohe invitations

The Council has received six Mana Whakahono ā Rohe invitations. A Mana Whakahono ā Rohe is a binding statutory arrangement under the RMA that provides for a more structured relationship between local authorities and iwi authorities. Their intent is to improve working relationships as well as enhancing Māori participation in resource management and its associated decision-making processes. Invitations have been received from iwi authorities in the Pare Hauraki Collective and in the Upper Waihou catchment, MPDC is leading discussions with the iwi authorities in the Upper Waihou catchment. Hauraki DC is leading discussions with Pare Hauraki Collective.

For the Upper Waihou Council staff and elected representatives had an initial hui at the end of November and a further meeting in January. As a result, a technical working group has been established who have been meeting fortnightly to progress the drafting of the agreement.

Hauraki Gulf Forum

The State of our Gulf annual report is currently being developed, and a draft copy is expected to be available for elected member and technical staff review on the 27 May 2026.

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	Carolyn McAlley Kaiwhakamahere Rautaki RMA Matua Senior RMA Policy Planner	
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	Jayshree Kanji Kaiwhakamahere Rautaki RMA Paetahi Graduate RMA Policy Planner	

Approved by	Nathan Sutherland Pou Whakamahere Planning Manager	
	Ally van Kuijk Hautū Tipu me te Whakamatua Group Manager Growth & Regulation	

Exclusion of the Public: Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

C1 Confirmation of Funding for the RSA wall

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
Third Party Commercial Negotiations.	<p>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>s48(1)(a)</p> <p>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>